



**CITY OF CLERMONT
SPECIAL COUNCIL MEETING AGENDA
6:30 PM, Tuesday, January 17, 2017**

Welcome to our Council meeting. In the interest of time efficiency and ensuring that everyone who wishes to address the Council is given the opportunity to do so, the following will apply to all comments made by the public. For items listed on the agenda, each speaker will be permitted 5 minutes to address the Council. For non-agenda items, each speaker will be permitted 3 minutes to address the Council. These time limits may be changed by the Mayor. Thank you for participating in your City Government.

CALL TO ORDER

INVOCATION & PLEDGE OF ALLEGIANCE

PRESENTATIONS

Economic Development Update

PUBLIC COMMENTS

REPORTS

CONSENT AGENDA

The next portion of the meeting is the consent agenda which contains items that have been determined to be routine and non-controversial. If anyone in the audience wishes to address a particular item on the consent agenda, now is the opportunity for you to do so. Additionally, if staff or members of the City Council wish to speak on a consent item, they have the same opportunity.

Item No. 1 - Meeting Minutes

Consider approval of the December 13, 2016 Regular Council Meeting minutes.

Item No. 2 - Surplus Request

Consider approval to declare end of life inventory as surplus from the Purchasing Department, Parks & Recreation Department, Police Department, and Public Works Department and dispose of in accordance with the Purchasing Policy.

Item No. 3 - Piggyback Contract Award

Consider request to piggyback the Florida Sheriffs Association contract FSA-16VEH-14.0 with Orlando Freightliner, Inc. to purchase one sludge truck in the budgeted amount of \$69,194.

Item No. 4 - Piggyback Contract Award

Consider request to piggyback the Florida Sheriffs Association contract with HubCity Ford to purchase eight police vehicles in the budgeted amount of \$210,448.



**CITY OF CLERMONT
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6:30 PM, Tuesday, January 17, 2017**

UNFINISHED BUSINESS

Item No. 5 - Ordinance No. 2017-04 *Final*
The Addison

Consider ordinance to change the zoning from C-2 General Commercial to Planned Unit Development for property located at the northwest corner of Hooks Street and Citrus Tower Boulevard.

Item No. 6 - Ordinance No. 2017-05 *Final*
Jones Alley

Consider ordinance to vacate a right-of-way located south of Juniata Street and north of Broome Street, east of Bloxam Avenue.

NEW BUSINESS

Item No. 7 - Resolution No. 2017-01
Calvary Chapel Clermont

Consider a request for a conditional use permit to allow for a church in the C-2 General Commercial zoning district located at 194 N. Highway 27.

Item No. 8 - Resolution No. 2017-02
790 W. Minneola Avenue

Consider conditional use permit to allow for an onsite brewery, food service establishments, and other retail uses to occupy more than 3,000 square feet of floor space.

Item No. 9 - Variance request
790 W. Minneola Ave.

Consider variance request to allow for elimination of a landscape buffer.

Item No. 10 - Ordinance No. 2017-06
Right of Way Closing
Table Final Hearing to February 14, 2017

The Ordinance will be introduced on January 24, 2017 and the final public hearing will be held on February 14, 2017.

ADJOURN

Any person wishing to appeal any decision made by the City Council at this meeting will need a record of the proceedings. For that purpose, such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based. In accordance with the Americans with Disabilities Act (ADA), if any person with a disability defined by the ADA needs special accommodation to participate in this proceeding, then not later than two business days prior to the proceeding he/she should contact Clermont, City Clerk's Office, 352-241-7330.

Please be advised that if you intend to show any document, picture, video or items to the Council or Board in support or opposition to any item on the agenda; a copy of the document, picture, video or item must be provided to the City Clerk for the City's records.

City of Clermont
MINUTES
REGULAR COUNCIL MEETING
December 13, 2016

The Clermont City Council met in a regular meeting on Tuesday, December 13, 2016 in the Clermont City Council Chambers. Mayor Ash called the meeting to order at 6:30pm with the following Council Members present: Council Members Mullins, Bates, Goodgame, and Travis. Other City officials present were: City Manager Gray, City Attorney Mantzaris, and City Clerk Ackroyd Howe.

INVOCATION AND PLEDGE OF ALLEGIANCE

Pastor Anderson gave the invocation followed by the pledge of allegiance.

Mayor Ash presented Doris Bloodsworth; Communications Director, with a plaque and a key to the City for her services as Communications Director.

PUBLIC COMMENTS

Anita Hansen; 3720 Eversholt Street, commented on buildings in Clermont which are not in compliance with the Americans with Disabilities Act regarding automatic doors. Ms. Hansen provided a list of the addresses to City Manager Gray.

Jim Purvis; 4206 Hammersmith Drive, complimented the City and staff for their efforts in decorating the City for the holiday season.

Chris Ballard; 16430 Lakeshore Drive, commented on attending a City of Clermont Red Light Camera violation hearing. The higher courts have stated the cameras are unconstitutional and opined the City should not be enforcing the violations.

City Attorney Mantzaris stated the City of Clermont Red Light Camera program will be shut down effective January 4, 2017. The Florida red light camera program will ultimately go before the Florida Supreme Court due to two conflicting District Court decisions. The Florida red light camera program has not been deemed unconstitutional.

Sterling Frye; 1647 First Street, spoke of the snipe sign problem throughout the city and mentioned the various signs which he has removed. Yard sale signs remain after the yard sale is over and mentioned the City of Groveland's permitting process for signs. The permitting process includes receiving a sticker to place on the sign and signs are removed if the sticker is not present.

Mayor Ash noted Code Enforcement removes signs on a daily basis.

Mr. Frey suggested Council discuss possible solutions at a workshop, appoint an ad hoc committee to provide Council with recommendations, and increase City employee involvement in removing the signs.

Charlene Forth; 939 West Desoto Street, stated the sign regulations should be enforced. Ms. Forth addressed issues regarding parking for the recent Light Up Clermont parade. People remained after the parade and homes were blocked in on both sides of the street. Ms. Forth commented when she inquired, she was informed there were not enough "no parking" signs for the area. She suggested the City run buses to assist people in getting to and from the parade and parking areas, and purchase additional "no parking" signs.

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REPORTS

City Manager Gray thanked Communications Director Bloodsworth for her outstanding service to the City. The December 27, 2016 Regular Council meeting has been cancelled and city offices will be closed December 23, 2017 through December 26, 2017. The State of the City address will be delivered at the Clermont City Center on January 17, 2017 at 8am, and a Special Council meeting will be held on January 17, 2017 at 6:30pm.

City Attorney Mantzaris – No report.

Council Member Bates congratulated staff for their hard work and efforts for the holiday events. Mr. Bates expressed appreciation to Communications Director Bloodsworth for her service to the City.

Council Member Goodgame reported the trees around Center Lake are completely decorated and are beautiful. Staff did an exceptional job with the tree lights in the downtown area and the banners on Highway 50. Mr. Goodgame expressed he was glad the Red Light Camera program was ending.

Council Member Mullins commented on the time it takes for staff to do simple things for the merchants, and staff has done a great job. Mr. Mullins thanked Communications Director Bloodsworth for her service to the City.

Council Member Travis reported on attending the Light Up Clermont event and stated the holiday parade was nice. Ms. Travis commented she attended the grand opening of Epic Cycles and sat in for Council Member Goodgame at the Metropolitan Planning Organization meeting.

Mayor Ash stated she attended the preview of Epic Cycles. The café at Epic Cycles has special coffees and teas. Ms. Ash commented on attending Light Up Clermont, the parade, the Lessons and Carols concert at the Performing Arts Center, and viewed the room improvements at the Mike Conley Hospice House. Mayor Ash reported the Lake County Sheriffs' Office won the basketball game against the Clermont Police Department. Ms. Ash attended the Caribbean Club party at Minneola. She reported Crane's View Lodge held a drive to collect blankets for people in need, and the Clermont Police Department and Clermont Fire Department collected over 600 blankets for the drive. Mayor Ash announced Zaxby's was officially open.

CONSENT AGENDA

Mayor Ash advised the next item on the Agenda for consideration was the Consent Agenda and requested anyone wishing to have any item pulled for discussion to please come forward at this time.

Item No. 1 – Meeting Minutes

Consider approval of the November 8, 2016 Regular Council Meeting minutes.

Item No. 2 – Plat Approval

Consider approval of the Highland Ranch, The Canyons Phase 3 plat.

Item No. 3 – Council Meeting Calendar

Consider approval of the Council meeting calendar for 2017.

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| Item No. 4 – Event Request and Road Closure | Consider event and road closures request to allow the Clermont Downtown Partnership to host their annual “Vintage Market and Garden Show” on March 11, 2017. |
| Item No. 5 – Event Request and Road Closure | Consider event and road closures request to allow the Clermont Downtown Partnership to host their inaugural “Hula-Icious Mega Food Truck Rally” on January 21, 2017. |
| Item No. 6 – Code Enforcement Lien Settlement | Consider approval of code enforcement lien settlement with Apex Bank/Bank of Camden for property at 210 and 214 Second Street. |
| Item No. 7 – Interlocal Agreement | Interlocal agreement with Lake County for the relocation of the City’s water main on Johns Lake Road and for the City to pay for the costs associated with the relocation of the water main in the budgeted amount of \$177,000.00. |
| Item No. 8 – Resolution No. 2016-49 | Consider approval of resolution to amend the Fiscal Year 2017 budget. |

Jim Purvis; 4206 Hammersmith Drive, pulled Item 6.

Council Member Goodgame moved to approve Consent Agenda items 1 through 8, with the exception of Item 6; seconded by Council Member Mullins. The motion passed with all members present voting aye.

Mr. Purvis requested the history of the code enforcement lien.

City Attorney Mantzaris stated the lien was against property located at 210 and 214 2nd Street and has been an ongoing issue for Code Enforcement staff. The original owner renovated a single family house into a multi-family dwelling and constructed an accessory structure without permits. The main structure fell into disrepair and became dilapidated. The code enforcement action was filed against the original property owner. During the code enforcement action, the property was foreclosed and the bank acquired the property. In 2013 the City of Clermont issued a code enforcement action against Bank of Camden and the Code Enforcement Board found the property in violation. The bank appealed the order and there was a series of proceedings to attempt to resolve the issue. The Bank of Camden negotiated a settlement with the City and the settlement was approved by the Code Enforcement Board. The settlement was to pay the City \$5,000. The accessory structure was demolished and the pending appeal was dismissed. The City’s code enforcement action was still in place and the Bank of Camden had until the end of 2015 to repair the main structure. The bank did not meet the deadline and the interest in the property changed to Apex Bank. Apex Bank contacted the City to address the issues and there were a series of meetings and the current settlement was negotiated. The lien has accrued to over \$100,000 and the settlement is to reduce the payment to \$10,000 and demolish the structure. The structure demolition and payment of \$10,000 would be paid within 30 days.

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Council Member Goodgame commented the case was the first one he was aware of that staff has settled for an amount which was not brought to the City Council, and inquired of how the reduction amount was obtained. City Attorney Mantzaris stated staff consistently negotiates a settlement of 10 percent of the fine.

City Manager Gray commented the code enforcement action has been an ongoing issue and staff believes this is a good resolution to clean up the neighborhood and recover money.

Mr. Purvis stated historically the Council does not receive the history on many lien reduction requests. City Attorney Mantzaris stated all of the information was provided as part of the Council meeting packet. City Manager Gray commented he met with each Council Member individually to review the packet and agenda.

Charlene Forth; 939 West Desoto Street, expressed concern of the Council not receiving all of the information.

Council Member Bates moved for approval of Item 6 on the Consent Agenda; seconded by Council Member Mullins. The motion passed 4 to 1, with Council Member Goodgame in opposition.

UNFINISHED BUSINESS

Item No. 9 – Ordinance No. 2016-29 *Extreme Groves; Comprehensive Plan Amendment*

The item was withdrawn.

Item No. 10 – Ordinance No. 2016-47 *Final; The Vue, Planned Unit Development Waivers*

City Clerk Ackroyd Howe read Ordinance 2016-47 aloud by title only.

An Ordinance under the Code of Ordinances of the City of Clermont, Lake County, Florida amending the Official Zoning Map of the City of Clermont referred to in Chapter 122 of Ordinance No. 289-C, Code of Ordinances; rezoning the real properties described herein as shown below; providing for severability, effective date, and publication.

Planning Manager Henschel presented the ordinance to amend the Planned Unit Development zoning which was originally granted in June 2016. The property is located south of Highway 50, west of Miss Florida Avenue, and north and south of Hooks Street. The approval was for 10.5 acres of C-2 General Commercial along Highway 50 and up to 342 multi-family units on the south side of the project fronting Hooks Street. The applicant has discovered the originally approved waivers will not allow the development to be constructed as proposed.

The applicant has waivers for 13-foot-tall retaining walls and is requesting a 3-foot buffer area between the walls. City code requires a minimum 5-foot buffer area in between the walls.

The applicant is requesting up to 40 feet of fill and up to 30 foot cut in portions of the project area. The currently approved ordinance allows for a cut and fill of up to 15 feet throughout the project.

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The applicant is requesting 15-foot-tall monument signs due to the existing Florida Department of Transportation berm which runs parallel to Highway 50. The applicant does not feel the allowable 10-foot-tall monument signs will be effective for the businesses.

The applicant is requesting an amendment to allow for auto parts sales and service in the parcels adjacent to the Duke Energy power easement; and to add the additional uses of veterinary clinic, self-storage, and assisted living facility.

The existing Planned Unit Development ordinance remains in effect with the following Council approved waivers: maximum building height of 55 feet, driveway access and parking for the General Commercial portion may be below the center line of Highway 50, retaining walls up to 13 feet in height, 9 feet by 18 feet parking spaces for 30 percent of the parking requirements, 10 foot wide landscape buffer along Highway 50 with 30 percent more landscaping, no automotive dealerships or auto parts sales, and omitting the landscape buffer within the Duke Energy easement upon Duke Energy approval.

Staff acknowledges a portion of the project was identified in the “Strategic Economic Development Plan” citing topography as a challenge with over 100 feet of elevation change.

Staff cannot support the proposed excessive topography changes, reduced landscape buffer between the retaining walls, taller monument signs, and the added automotive uses. Staff recommends denial of the proposed rezoning request. The Planning and Zoning Commission voted unanimously to recommend denial.

Council Member Goodgame stated he met with Mr. Moore and walked the property. Mr. Moore showed him the layout and proposed retaining walls and utilities along Highway 50.

Council Member Bates commented he met with Mr. Moore and went over the changes to be presented.

Council Member Mullins stated he had a phone conversation with the applicant and suggested the applicant meet with Council in a workshop to present the proposed changes.

Council Member Travis commented she had a brief conversation with the applicant and did not provide comment to the applicant.

Jonathan Moore; Applicant, stated the City’s cut and fill regulations are impossible to achieve due to the severe elevation changes on the property. The berm height does not allow for visibility of 10-foot-tall monument signs. Bob Ziegenfuss; Z Development Services, added the maximum slopes the City’s fire trucks can maneuver is of an approximate 8 percent grade change. The Americans with Disabilities Act requires the project to provide access from the sidewalk on Highway 50 with a maximum grade change of 5 percent of a running slop, and a 2 percent cross slope.

Mayor Ash opened the public hearing.

Jim Purvis; 4206 Hammersmith Drive, stated he walked the property with the developer. Mr. Purvis urged Council to make the proposed project a first class project. He spoke in favor of the request for a 15-foot tall sign.

Mayor Ash closed the public hearing.

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Council Member Travis strongly opposed the development change request. The grading request is too much, and the Council was originally opposed to allowing automotive businesses. The City already has approximately 22 percent of the population living in apartments. Ms. Travis was opposed to the apartments, wall, and grade.

Council Member Mullins expressed disappointment of the aesthetics, massive cut, the wall dividing the commercial from the apartments, and allowing an oil change business. Mr. Mullins preferred addressing the proposed project in 2017. He suggested denying without prejudice to allow the developer time to work on a proposal after meeting with Council in a workshop.

Council Member Bates liked the commercial portion with the exception of the automotive business; however, he was opposed to the apartments. Mr. Bates was in favor of holding a workshop.

Council Member Goodgame spoke in opposition of any automotive type operation; however, the property cannot be developed with commercial on Highway 50 without walls. The proposal offers innovative thinking for an unbuildable piece of property.

Mayor Ash commented adjustments can be made to decrease the amount of cut. Ms. Ash spoke in opposition of voting on the variances as presented and spoke in favor of discussing at a workshop.

Jonathan Moore clarified the maximum length of the wall would be 30 foot when including the fill allowance. Mr. Moore was in favor of a workshop.

City Manager Gray recommended discussing at the February 20, 2017 workshop as there were already three scheduled meetings in January.

Council Member Goodgame stated he would be unable to attend on February 20, 2017.

City Manager Gray suggested a Thursday evening workshop in January 2017.

Council consensus was to hold the workshop on Thursday, January 19, 2017 at 6:30pm.

City Attorney Mantzaris asked the applicant of the time necessary to revise his application after the workshop.

Mr. Moore stated February 28, 2017 would provide time for any necessary revisions.

Council Member Mullins moved to table Ordinance 2016-47 to February 28, 2017, after a workshop discussion on January 19, 2017; seconded by Council Member Bates. The motion passed with all members present voting aye.

City Attorney Mantzaris stated staff will work on special advertising for the workshop.

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The next five items were presented concurrently and voted on separately.

Item No. 11 – Ordinance No. 2016-44 *Final; Huber Self-Storage, Annexation*

City Clerk Ackroyd Howe read Ordinance 2016-44 aloud by title only.

An Ordinance of the City Council of the City of Clermont, Lake County, Florida, providing for the annexation of a certain parcel of land contiguous to the present city boundaries; providing for an effective date, severability, recording, and publication.

Item No. 12 – Ordinance No. 2016-45 *Final; Huber Self-Storage, Future Land Use Change*

City Clerk Ackroyd Howe read Ordinance 2016-45 aloud by title only.

An Ordinance of the City Council of the City of Clermont, Lake County, Florida, adopting the Small Scale Comprehensive Plan Amendment for the City of Clermont, Florida, pursuant to the Local Government Comprehensive Planning Act, Chapter 163, Part II, Florida Statutes; setting forth the authority for adoption of the Small Scale Comprehensive Plan Amendment; setting forth the purpose and intent of the Small Scale Comprehensive Plan Amendment; providing for the adoption of the Small Scale Comprehensive Plan Amendment; establishing the legal status of the Small Scale Comprehensive Plan Amendment; providing a severability clause and providing an effective date.

Item No. 13 – Ordinance No. 2016-46 *Final; Huber Self-Storage, Rezoning*

City Clerk Ackroyd Howe read Ordinance 2016-46 aloud by title only.

An Ordinance under the Code of Ordinances of the City of Clermont, Lake County, Florida amending the Official Zoning Map of the City of Clermont referred to in Chapter 122 of Ordinance No. 289-C, Code of Ordinances; rezoning the real properties described herein as shown below; providing for severability, effective date, and publication.

NEW BUSINESS

Item No. 14 – Resolution No. 2016-45 *Huber Self-Storage*

City Clerk Ackroyd Howe read Resolution 2016-45 aloud by title only.

A Resolution of the City Council of the City of Clermont, Lake County, Florida, granting a Conditional Use Permit to allow for a self-storage facility occupying more than 20,000 square feet of floor space.

Item No. 15 – Variance Request *Huber Self-Storage*

Senior Planner Kruse presented the voluntary annexation request for property located west of U.S. Highway 27 and north of Caspian Lane. The property is approximately 6.89 acres and within the City's sewer service area. Water service will be received from the private utility provider in the service area.

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The applicant; Huber Group, LLC., wishes to receive services from the City to develop the property into a self-storage facility with a commercial out-parcel.

Huber Group, LLC. is requesting a Small Scale Comprehensive Plan amendment to change the future land use from Lake County's Urban Low Density to the City's Industrial designation. The applicant and staff considered a Commercial future land use designation; however, the floor area ratio maximum for Commercial is 0.25 and the proposed floor area ratio is 0.36. The Industrial future land use was requested as it allows for up to a 1.0 floor area ratio. The property will have conditions to limit the uses and intensity of allowed C-2 General Commercial uses.

The zoning of the property would default to Urban Estate upon annexation. The applicant is requesting a change to C-2 General Commercial zoning designation to use the property for commercial purposes. The self-storage facility is compatible with the uses in the area and has a very low trip generation rate for traffic, producing approximately 253 daily trips. The use would buffer the commercial out-parcel from the existing single family residential area.

Huber Group, LLC. is requesting a Conditional Use Permit for a self-storage facility with a commercial out-parcel. The proposed storage facility will have two stories with a small office and will have 101,500 square feet. The proposed commercial out-parcel will have a 6,000 square foot building. The applicant has provided more parking spaces than required for a retail commercial area. The site will be developed to meet the City's architectural standards. The self-storage facility will be gated and secured. Fencing along or adjacent to roadways will be ornamental metal or decorative vinyl/PVC. No outside storage will be allowed.

The applicant is requesting five variances in order to develop the property: allow a grading cut and fill up to 16 feet, allow a 16-foot-high retaining wall, allow for the continuation of an existing billboard, allow for the absence of a landscape buffer along internal property lines, and allow fencing up to 8 feet in height.

Huber Group, LLC. indicates the existing elevations are challenging for the development of the site for the desired uses and would like to construct the 16-foot-high retaining wall to deal with the elevation changes and help balance the elevation transition of the site. The applicant intends to landscape the perimeter of the project; however, would like to eliminate the landscape buffer between the two parcels. Huber Group, LLC. has cited security concerns as the reason for a taller fence.

Staff recommended approval of annexation, Small Scale Comprehensive Plan amendment, rezoning, and the Conditional Use Permit. Staff was unable to recommend approval of the variance requests.

Attorney Jimmy Crawford; representing Huber Group, LLC., introduced Jim Fox with Huber Group, LLC. and Mike Hale, the project engineer. Huber Group, LLC. agrees with staff recommendations with the exception of the variances. The landscaping variance is for the separate parcel; however, it is not known if there will be a separate parcel or if a portion of the parcel will be a ground lease; additionally, the entire parcel is landscaped. The 16-foot wall would be cut down into the parcel behind the building, and those behind the wall will not see into a wall. Attorney Crawford commented the Lake County zoning was Planned Commercial, and provided examples of possible allowed uses which included single family, multi family, kennels, mining and quarrying, automotive repair and service, car wash, truck yard, restaurants, retail, self-service laundry, junk yard, and warehouses.

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Mayor Ash opened the public hearing. There were no public comments. Mayor Ash closed the public hearing.

Council Member Travis asked if the entire parcel would be rezoned to industrial. Senior Planner Kruse stated the entire parcel would be rezoned to industrial, which would include commercial uses.

Attorney Crawford pointed out the Conditional Use Permit limits the uses allowed on the property.

Council Member Goodgame inquired of paying to connect to the City's sewer service. City Manager Gray stated the applicant would pay to connect to the City's sewer service.

Council Member Goodgame asked what the houses behind the project would view. Attorney Crawford commented there is currently a wall on the south end, which sits evenly and there is a cut on the north end.

Mike Hale; Civil Engineer for the project, reviewed cross sections A and B of the proposed project and the various elevations and landscaping of the project. The proposed development would be subject to the City's architectural design standards, and some of the variances requested may not be necessary after the final design has been submitted and reviewed.

Council Member Goodgame inquired of the view from the church. Mr. Hale stated the church would view the slope going down the hill and would see part of the upper level of the storage unit.

Council Member Goodgame opined Huber Group, LLC. should provide landscaping in the area. Attorney Crawford stated Huber Group LLC. will work with the church on additional landscaping; however, the type and location of the additional landscaping would be left up to the church.

Jim Fox; Huber Group, LLC., stated the parcel belonging to the Home Owners Association has a number of existing trees and landscaping and is part of the grassed stormwater retention area. Huber Group, LLC. currently does not have approval to cross the property; however, Huber Group, LLC. will continue to work with the Home Owners Association.

Council Member Bates asked of any contact with the homeowners. Attorney Crawford stated Huber Group, LLC sent letters and contacted the Home Owners Association president.

Council Member Mullins inquired if the storage facility was accessed from the outside or was it air conditioned with interior access. Mr. Fox commented the self-storage area was a climate controlled facility with interior access.

Council Member Mullins asked of any contract regarding the billboard. Attorney Crawford stated there is a contract regarding the billboard.

Council Member Mullins inquired of the various monument signs. Mr. Hale stated separate signs would serve the commercial lease area, storage facility, and the third sign would be a secondary ancillary sign.

City Manager Gray commented the signs meet City Code and Huber Group, LLC. is not requesting a sign variance.

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Council Member Mullins asked if a tattoo parlor or medical marijuana dispensary could be located in the commercial area. Senior Planner Kruse stated a tattoo parlor use would require a rezoning.

Council Member Travis inquired of zoning the parcel with the land use as C-2 Commercial. Senior Planner Kruse commented the floor area ratio exceeds the maximum allowed in the C-2 Commercial zoning designation.

Mayor Ash asked of the location where the landscape buffer would be excluded. Attorney Crawford stated if a portion of the parcel were leased, a variance would not be required; however, Huber Group, LLC. would like to have the ability to sell a portion of the parcel. A landscape buffer would encircle the entire property.

City Manager Gray commented the intent of the code is being met.

Council Member Goodgame moved to adopt Ordinance 2016-44; seconded by Council Member Mullins. The motion passed 5 to 0 on a roll call vote.

Council Member Bates moved to approve Ordinance 2016-45; seconded by Council Member Mullins. The motion passed 5 to 0 on a roll call vote.

Council Member Goodgame moved to approve Ordinance 2016-46; seconded by Council Member Bates. The motion passed 5 to 0 on a roll call vote.

Council Member Bates moved to approve Resolution 2016-45; seconded by Council Member Mullins. The motion passed with all members present voting aye.

Council Member Goodgame moved to approve the grading cut and fill variance request; seconded by Council Member Mullins. The motion passed with all members present voting aye.

Council Member Goodgame moved to approve the retaining wall height variance request; seconded by Council Member Bates. The motion passed with all members present voting aye.

Council Member Bates moved to deny the continuance of the billboard sign; seconded by Council Member Goodgame. The motion to deny passed with all members present voting aye.

Council Member Goodgame moved to approve the landscape buffer variance request; seconded by Council Member Mullins. The motion passed with all members present voting aye.

Council Member Goodgame moved to approve ornamental fencing up to 8 feet in height fencing; seconded by Council Member Mullins. The motion passed with all members present voting aye.

City Attorney Mantzaris clarified if the intent of the Council was for the billboard to be removed when the property is developed, the variances should be conditioned upon the removal of the sign.

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Council Member Goodgame so moved; seconded by Council Member Bates. The motion passed with all members present voting aye.

Mayor Ash recessed the meeting at 8:40pm. Mayor Ash reconvened the meeting at 8:51pm.

The next 3 items were heard concurrently and voted separately.

Item No. 16 – Ordinance No. 2016-38 *Introduction; South Lake Medical Arts Center, Future Land Use Change*

City Clerk Ackroyd Howe read Ordinance 2016-38 aloud by title only.

An Ordinance of the City Council of the City of Clermont, Lake County, Florida, adopting the Large Scale Comprehensive Plan Amendment for the City of Clermont, Florida, pursuant to the Local Government Comprehensive Planning Act, Chapter 163, Part II, Florida Statutes; setting forth the authority for adoption of the Large Scale Comprehensive Plan Amendment; setting forth the purpose and intent of the Large Scale Comprehensive Plan Amendment; providing for the adoption of the Large Scale Comprehensive Plan Amendment; establishing the legal status of the Large Scale Comprehensive Plan Amendment; providing a severability clause and providing an effective date.

Item No. 17 – Resolution No. 2016-42 *South Lake Medical Arts Center, Conditional Use Permit*

City Clerk Ackroyd Howe read Resolution 2016-42 aloud by title only.

A Resolution of the City Council of the City of Clermont, Lake County, Florida, granting an amendment to a Conditional Use Permit (Resolution 1485) to allow for multi-family use.

Item No. 18 – Variance Request *South Lake Medical Arts Center*

Planning Manager Henschel presented the future land use change, Conditional Use Permit, and variance request collectively. The property is located at the southwest corner of Oakley Seaver Drive and Citrus Tower Boulevard.

The site was approved in 2006 through a Conditional Use Permit for a 116,000 square foot office complex with a parking garage. The site currently is developed with professional offices, with the exception of two 14,000 square foot building pads formally proposed to be three-story buildings. The owner; Belgian Capital Fund, LLC., is requesting to convert the use of the two building pads to a 144-unit multifamily development to serve the medical community. The units will be one-bedroom units, studio units, and two-bedroom units. Staff recommended approval of the Conditional Use Permit. The Planning and Zoning Commission recommended denial of the Conditional Use Permit.

The owner is requesting a variance to allow for a building height increase from 45 feet to 70 feet. The variance is for the proposed 144-unit multifamily building and will be located adjacent to the existing parking garage within the South Lake Medical Arts Center. Staff recommended denial of the variance request.

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Belgian Capital Fund, LLC., is requesting a future land use change for 12.01 acres from the Office future land use category to the Residential/Office future land use category. The change will allow the development of residential units within the South Lake Medical Arts Center project. The Residential/Office future land use category allows up to 12 units per acre and a 0.25 floor area ratio for office use. The change in traffic demand is a reduction in daily trips by over half of the volume. The change to residential units may have an effect on the Lake County School District, and a school capacity report will be required prior to site plan approval. Upon approval by the Council, the proposed amendment would be transmitted to the Florida Department of Economic Opportunity and other reviewing agencies for review. Staff recommended approval of the transmittal to change the future land use to Residential/Office. The Planning and Zoning Commission recommended denial of the transmittal.

Attorney Jimmy Crawford; representing Belgian Capital Fund, LLC., commented the proposed project is an innovative plan adjacent to South Lake Hospital and the National Training Center and designed for young professionals, athletes, and single people of all ages. One hundred twenty-two of the proposed units will be one bedroom or studio units, and 12 of the proposed units will be two-bedroom units. The units are interior secured hallways, elevators, and secured key fob access to the parking and the building. The student generation study indicates the proposed project will generate 4 students. John DiGiovanni; representing the developer Inland Atlantic, and Jan Hendrickx; Manager of Belgian Capital Fund, LLC., were present.

South Lake Medical Arts was approved and platted in 2006. The developer at the time placed more than half of the density of the volume of the medical office facility into only 2 of the 15 lots. The 13 lots are between 3,000 and 8,000 square feet and 2 lots were proposed for 33,000 square foot each for a total of 66,000 square feet. In 2011, the property ended up in Belgian Capital Fund, LLC.'s ownership.

During the course of time, the City had code enforcement actions against the property which resulted in a final lien amount of \$305,000. The City reduced the lien and the project has remained in compliance. The worst of the code violations were caused by more than 50 percent of the facility being empty. The Association was approached with the concept as the association documents consider residential use only as a conditional use. The majority voted for approval, including the Veterans Affairs owner and Lake County.

The objections others expressed included traffic concerns, parking, the poor condition of the center over time, and not wanting residential. Traffic studies indicate there would be less trips per day for the residential use, City Code requires less parking for the residential use, the residential use will be marketed to high end renters, and mixed use has proven to be beneficial throughout Central Florida.

The proposed project is for team, occupational, and athlete rentals and will be built to condominium standards. The proposal includes additional bicycle racks, balcony and porch storage, a pedestrian ramp, and access to mass transit. Units will be set aside for short term use, which will benefit athletes who come to Clermont for training.

Attorney Crawford stated the building height works in the location as the complex is built lower than the surrounding area. The peak of the roof would be 35 feet above Citrus Tower Boulevard and will be lower in height than the South Lake Hospital facilities.

The proposed development is in a developed project and the pads are in, utilities are already installed, the roads are developed, and the parking garage already exists.

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The owner has contacted neighbors; including the surrounding businesses, and all expressed support of the proposed project. The National Training Center, PFX Athletics, and City staff were contacted for suggestions in developing the project for short and medium term rentals.

John DeGiovanni; Inland Atlantic Development, presented renderings of the proposed Lofts at South Lake. The proposed building is a condo style residential building geared to young professionals, the National Training Center, and South Lake Hospital. The building is secure and will have climate controlled hallways, an elevator, 15 foot ceilings on the first floor, and 9 foot ceilings for the remaining floors.

Mayor Ash opened the public hearing.

Doctor Christopher Johnson; MD and surgeon, stated the owners of the complex were contacted by John Schmidt in July, 2016. John DeGiovanni contacted the owners in August, 2016 and noted he was aware of the concerns the owners had of the proposed project and apologized for how the owners were made aware of the project. The owners held a meeting October, 2016, given a proxy, and were informed 68 percent of the vote was already in favor of the project. Mr. DeGiovanni informed the owners the intent was to sell the project to another investor, and the doctors would be locked into an apartment complex.

Doctor Anthony Saranitas spoke in opposition of placing residential units in a commercial park. The physician owners are opposed to the proposed project and want the complex to remain a medical complex. Doctor Saranitas expressed concern of the maintenance of the complex.

Doctor Julio Paez spoke in agreement with the previous speakers who were opposed to the proposed project. Doctor Paez expressed concern of ownership changes in the future. Doctors are coming to the Clermont community and office space is needed.

Doctor Bhatta expressed concern of the effect the proposed project would have on the work environment for physicians, staff, and patients.

Mike Cullison; employed with Tire Kingdom, spoke in support of the project.

Victoria Beaucher; 1555 Misty Glen Lane, spoke in support of the project. The project represents the highest and best use of the land. Ms. Beaucher urged Council to vote in favor of the proposed project.

Doctor Aashiv Hari spoke in opposition of the project.

Doctor Sawh Annil spoke in opposition of the project and expressed concern of the potential renters.

Michelle; representing Clermont Pediatrics, expressed concern of the parking garage and grounds security.

Jim Purvis; 4206 Hammersmith Drive, commented the complex had issues with vandalism, trash, and lack of maintenance for many years. Mr. Purvis was in favor of the concept; however, it is not the right location.

Allison Strange; PFX Athletics, stated the project would provide the necessary short term housing for the athletes who train in Clermont.

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December 13, 2016

Charlene Forth; 939 West Desoto Street, commented on the inability to regulate who would be renting.

Mayor Ash closed the public hearing.

John DeGiovanni stated the project will cost between \$18 and \$20 million and the Inland Atlantic Board has decided to keep the project as opposed to selling the project.

Attorney Crawford provided a rebuttal from the doctors' comments. The objection stated the most was the doctors only want the complex for medical offices. The facts indicate there is a 43 percent vacancy rate with medical offices. Belgian Capital has tried since 2011 to sell the two parcels for any type of medical facility. The proposed project will have a Class A developer, is functionally separate, and resolves the security issues of the parking garage.

Mayor Ash recessed the meeting at 10:14pm. Mayor Ash reconvened the meeting at 10:24pm.

Council Member Bates noted he met with the developer and addressed concerns of the landscaping and of the doctors original understanding of buying into a medical community. Mr. Bates stated he looked at the property in Lake Mary and it is a nice product and would attract the younger generations the City is seeking. He expressed concern of the location.

Council Member Goodgame noted he spoke with John Schmidt. Mr. Goodgame asked of plans for on-site management and suggested having an age restriction which does not allow children. Mr. DeGiovanni stated there would be on-site management and maintenance. Attorney Crawford indicated not allowing children would be researched from a legal perspective.

Council Member Mullins commented the use appears to be a good solution to the problems of the complex.

Council Member Travis stated a seven-month rental is not considered short term. Athletic groups who contact her want to stay together as a team. People do not want to pay \$1,500 to \$1,800 per month for rent, and the project does not provide them with the options they want; ownership of a condo type housing. Ms. Travis spoke in opposition of an apartment complex in the middle of a medical complex and inquired if the vacant pads had been listed for sale.

Attorney Crawford commented the vacant pads have been listed for over 10 years and potential occupants are not interested in a 60,000 square foot building.

Mayor Ash stated the doctors bought into a medical center and having the mixed use at the location is not appropriate unless the areas are completely separated.

Attorney Crawford commented the applicant would be willing to separate the two areas.

Doctor Johnson indicated the doctors would be agreeable to a complete separation.

City Attorney Mantzaris expressed concern staff has not reviewed the new option layout of separating the two areas. Staff would need to review items such as the proposed wall, property line, and maintenance. The City would also require a subdivision of the lot with a joint access agreement.

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Attorney Crawford asked for the request to be tabled to February 14, 2017.

Council Member Goodgame moved to table all three items for South Lake Medical Arts to February 14, 2017; seconded by Council Member Bates. The motion passed with all members present voting aye.

Item No. 19 – Ordinance No. 2016-40 *Transmittal; Density Amendment*

City Clerk Ackroyd Howe read Ordinance No. 2016-40 aloud by title only.

An Ordinance of the City Council of the City of Clermont, Lake County, Florida, amending the Comprehensive Plan of the City of Clermont, Florida, pursuant to the Local Government Comprehensive Planning Act, Chapter 163, Part II, Florida Statutes by adopting text changes to the Future Land Use Element of the Comprehensive Plan to amend the maximum density for the downtown mixed use future land use category; setting forth the authority for adoption of the Comprehensive Plan amendments; setting forth the purpose and intent of the Comprehensive Plan amendments; establishing the legal status of the Comprehensive Plan amendments; providing for severability, conflict and an effective date.

Planning Director Hollerand presented the administrative request for a proposed Comprehensive Plan Amendment to increase the residential density of the Downtown Mixed Use future land use classification from a maximum of 12 units per acre up to 40 units per acre.

The Downtown and Waterfront Master Plan has characterized development in the downtown core to allow 25 to 40 residential units per acre. Currently the City's maximum is 12 units per acre, with fewer than 650 people living in the Central Business District. UDP Consulting prepared a density study which noted the existing 12 units per acre has done little to attract downtown redevelopment.

The City Council held a workshop on the proposed density changes in the Downtown Mixed Use/Central Business District area. An alternate proposal was discussed which increased the base density to 25 units per acre and allows for a density bonus of up to a maximum of 40 units per acre. The majority of the properties in the Downtown Mixed Use/Central Business District area would likely develop at less than 40 units per acre due to lot size, parking limitations, and height limitations. Staff recommended changes to the City's Land Development Regulations be made in early 2017 to define criteria for higher-density residential.

Staff recommended approval of the Comprehensive Plan Amendment. The Planning and Zoning Commission unanimously recommended approval of the Comprehensive Plan Amendment.

Richard Levy; Levy Consulting, was present to answer any questions.

Mayor Ash commented her understanding was a different proposal would be presented. City Manager Gray stated the presentation was the one heard by the Planning and Zoning Commission. Staff's recommendation is 25 units per acre with a density bonus up to 40 units per acre, which will be transmitted to the Department of Economic Opportunity.

City Attorney Mantzaris commented should Council wish to pursue another option for public discussion, Council could come to a consensus for public discussion purposes.

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Council consensus was to allow up to 25 units per acre with a density bonus up to 40 units per acre in a limited area, with certain criteria for the 40 units per acre.

Mayor Ash opened the public hearing.

David Colby; South Lake Chamber of Commerce President, read a statement in support of increasing the density to 25 units per acre with a bonus of 40 units per acre. Mr. Colby stated the business community supported the density increases.

Allison Strange spoke in favor of the density increase.

Jim Purvis; 4206 Hammersmith Drive, thanked Mayor Ash for delineating the consensus of Council.

Charlene Forth; 939 West Desoto Street, asked where the 40 units per acre figure came from. City Manager Gray stated the 40 units per acre was recommended by GAI in the Master Plan study.

Charlene Forth commented on her understanding the hearing would be in January 2017 and expressed opposition to increasing the density of 40 units per acre.

Mark Graff; 1944 Brantley Circle, commented density belongs in the center of a city and spoke in favor of increasing the density.

David Wallace; 16953 Winter Road, Montverde, Florida, spoke in favor of increasing the density.

Mayor Ash closed the public hearing.

Mayor Ash stated the hearing was for the transmittal of the Ordinance to the Department of Economic Opportunity. The final hearing of the Ordinance will be held in the March 2017 timeframe.

Council Member Mullins asked of including requiring block construction in the transmittal. City Manager Gray commented changes to the land development regulations would cover block construction and a workshop would be scheduled to review the regulations.

Council Member Travis moved to transmit with twenty-five and forty units per acre as recommended by staff; seconded by Council Member Mullins. The motion passed 5 to 0 on a roll call vote.

Item No. 20 – Ordinance No. 2017-02 *Introduction; Kings Crossing Commercial, Rezoning*

City Clerk Ackroyd Howe read Ordinance 2017-02 aloud by title only.

An Ordinance under the Code of Ordinances of the City of Clermont, Lake County, Florida amending the Official Zoning Map of the City of Clermont referred to in Chapter 122 of Ordinance No. 289-C, Code of Ordinances; rezoning the real properties described herein as shown below; providing for severability, effective date, and publication.

Council Member Mullins moved to introduce Ordinance 2017-02; seconded by Council Member Goodgame. The motion passed with all members present voting aye.

City of Clermont
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ADJOURN: With no further comments, this meeting was adjourned at 11:20pm.

APPROVED:

Gail L. Ash, Mayor

ATTEST:

Tracy Ackroyd Howe, City Clerk

**AGENDA ITEM**

Meeting Date	
Tuesday, January 17, 2017	
Agenda Item Name	
Surplus Request	
Requested Action	
Recommend to approve and declare end of life inventory as surplus from the Purchasing Department, Parks & Recreation Department, Police Department, and Public Works Department and dispose of in accordance with the Purchasing Policy.	
Staff Report	
The Purchasing Department, on behalf of the Public Works Department recommends approval of the above action. The following inventory have reached their end of life service and approval to surplus these items is being requested. Purchasing Department Qty: Property Description (1) Property control scanner PA600 S/N 1220109098 (trade-in) (1) Property control scanner PA600 S/N 1456206010 (trade-in) Parks & Recreation Department Qty: Property Description (1) Stainless steel commercial dishwasher (4) Baseball score boards Police Department Qty: Property Description (1) 2009 Dodge Charger No. 2168 - 84,000 miles (accident, total loss) Public Works Department Qty: Property Description (1) John Deere GS75 (4) Paint striping cart for spray cans (1) Lightning transfer switch (2) Ground Master 3505D (1) Honda push mower (1) Ball field striping card for chalk (1) One pallet of concrete block (1) Walk behind leaf vacuum (1) Gas powered stick welder and generator (1) Walk behind leaf vacuum, GSV 190 (1) Walk behind edger	

- (1) Gas powered air compressor
- (1) Push mower - bagless
- (1) Walk behind edger 3.8hp craftsman
- (29) Folded paper towel holders
- (2) Manual mower jacks
- (1) Copier and sorting tray
- (1) Snapper push mower 7-hp engine
- (1) Walk behind tiller
- (1) Stainless steel chemical tank 280/gal.
- (2) Three wheel sand dresser
- (580) Old and damages street signs
- Various Recycled material picnic bench

Salvageable surplus property will be sold through GovDeals.com, an electronic auction website for government property. Non-salvageable property will be disposed of appropriately.

Additional Analysis	
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Fiscal Impact Summary	
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Surplus property is anticipated to be sold for approximately \$5,000.

Fiscal Impact	Fund Number and Description	Available Budget Amount

Exhibits Attached (copies of original agreements)	
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1. Purchasing - Property Disposal	Purchasing - Property Disposal.pdf
2. Public Works Department - Property Disposal	Public Works Property Disposal.pdf
3. Parks & Recreation - Property Disposal	Parks and Recreation - Property Disposal.pdf
4. Police Department - Property Disposal	Police Department - Property Disposal.pdf

PROPERTY DISPOSAL FORM

Department: PURCHASING Property Tag #: 10019
Contact Person: FREDDY SUAREZ Phone: 352-241-7350
Year / Make / Model: MODEL PA600 Vehicle No.
Miles / Hours: Serial / VIN: 1456206010
Description of Property PROPERTY CONTROL STANNER MODEL PA600

☐ See attached form with multiple items listed. All items must include above information.

*****MUST CHECK ACTION BELOW (One Action Per Form)*****

- ☐ **CANNIBALIZED:** The equipment is in non-repairable condition but components parts of the equipment may be used to repair or replace parts on other pieces of equipment.
- ☐ **LOST / STOLEN:** Accidental loss or damage - disposition is unknown (Police report must be attached to this form).
- ☒ **TRADE-IN:** Returned to vendor. Submit any other information as to the asset(s) description, trade-in value, etc.
- ☐ **NON-REPAIRABLE:** A piece of equipment that is not repairable or not cost effective to repair.
- ☐ **OBSOLETE:** Refers to any item, material and software, which is of no use to the City or has expired its useful life.
- ☐ **SCRAP:** Any metallic material that can be dissolved to produce new metals.
- ☐ **ABANDONED:** Property which has been left behind by owner or unclaimed and recovered by the Police Department (abandoned property does not require City Council approval).
- ☐ **OTHER:**

Director Signature: 

Date: 1-4-17

*****This form must be sent to the Purchasing Department to dispose of property*****

Date Approved by City Council:

Agenda Item:

Method of Disposal:

Date Disposed:

Purchasing Director:

Date:

Munis Asset Number:

PROPERTY DISPOSAL FORM

Department: PURCHASING Property Tag #: 10020
Contact Person: FREDDY SUAREZ Phone: 352-241-7350
Year / Make / Model: MODEL PA600 Vehicle No.
Miles / Hours: Serial / VIN: 1220109098
Description of Property PROPERTY CONTROL STANNER MODEL PA600

☐ See attached form with multiple items listed. All items must include above information.

*****MUST CHECK ACTION BELOW (One Action Per Form)*****

- ☐ **CANNIBALIZED:** The equipment is in non-repairable condition but components parts of the equipment may be used to repair or replace parts on other pieces of equipment.
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- ☐ **SCRAP:** Any metallic material that can be dissolved to produce new metals.
- ☐ **ABANDONED:** Property which has been left behind by owner or unclaimed and recovered by the Police Department (abandoned property does not require City Council approval).
- ☐ **OTHER:**

Director Signature: Freddy Suarez

Date: 1-4-17

*****This form must be sent to the Purchasing Department to dispose of property*****

Date Approved by City Council:

Agenda Item:

Method of Disposal:

Date Disposed:

Purchasing Director:

Date:

Munis Asset Number:

PROPERTY DISPOSAL FORM

Department: Public Works Asset Tag#: _____
Contact Person: Adam Swanson Phone: 352-255-1992
Year / Make / Model: John Deere GS75 Vehicle No. 4363
Miles / Hours: N/A Serial / VIN: MO48MCBO10019
Description of Property John Deere walk behind deck mower 17HP motor

☐ See attached form with multiple items listed. All items must include above information.

*****MUST CHECK ACTION BELOW (One Action Per Form)*****

- ☐ **CANNIBALIZED:** The equipment is in non-repairable condition but components parts of the equipment may be used to repair or replace parts on other pieces of equipment.
- ☐ **LOST / STOLEN:** Accidental loss or damage - disposition is unknown (Police report must be attached to this form).
- ☐ **TRADE-IN:** Returned to vendor. Submit any other information as to the asset(s) description, trade-in value, etc.
- ☒ **NON-REPAIRABLE:** A piece of equipment that is not repairable or not cost effective to repair.
- ☐ **OBSOLETE:** Refers to any item or material that is of no use to the City.
- ☐ **SCRAP:** Any metallic material that can be dissolved to produce new metals.
- ☒ **OTHER:** This machine was started but not operated in April 2016 and the engine did run at this time.

Director Signature: Anthony B. Date: 1-4-17

*****This form must be sent to the Purchasing Department to dispose of property*****

Date Approved by City Council: _____ Agenda Item: _____
Method of Disposal: _____ Date Disposed: _____
Purchasing Director: _____

*****Finance Section Office Use Only*****

Asset Number: _____
Completed by: _____ Date: _____

PROPERTY DISPOSAL FORM

Department: Public Works Asset Tag#: N/A
Contact Person: Adam Swanson Phone: 352-255-1992
Year / Make / Model: Paint striping cart Vehicle No. n/a
Miles / Hours: n/a Serial / VIN: n/a
Description of Property ball field striping cart for spray cans (4) of them

☐ See attached form with multiple items listed. All items must include above information.

*****MUST CHECK ACTION BELOW (One Action Per Form)*****

- ☐ **CANNIBALIZED:** The equipment is in non-repairable condition but components parts of the equipment may be used to repair or replace parts on other pieces of equipment.
- ☐ **LOST / STOLEN:** Accidental loss or damage - disposition is unknown (Police report must be attached to this form).
- ☐ **TRADE-IN:** Returned to vendor. Submit any other information as to the asset(s) description, trade-in value, etc.
- ☐ **NON-REPAIRABLE:** A piece of equipment that is not repairable or not cost effective to repair.
- ☒ **OBSOLETE:** Refers to any item or material that is of no use to the City.
- ☐ **SCRAP:** Any metallic material that can be dissolved to produce new metals.
- ☒ **OTHER:** This machine was tested on or before 8-1-2015 and was operating at this time.

Director Signature: D. Long B.

Date: 1-4-17

*****This form must be sent to the Purchasing Department to dispose of property*****

Date Approved by City Council: _____

Agenda Item: _____

Method of Disposal: _____

Date Disposed: _____

Purchasing Director: _____

*****Finance Section Office Use Only*****

Asset Number: _____

Completed by: _____

Date: _____

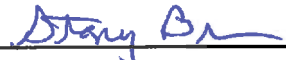
PROPERTY DISPOSAL FORM

Department: Public Works Asset Tag#: na
Contact Person: Adam Swanson Phone: 352-394-7177 ext. 410
Year / Make / Model: Stage lighting transfer switch Vehicle No. n/a
Miles / Hours: n/a Serial / VIN: na
Description of Property Lighting transfer switch from the old Jenkins Auditorium

☐ See attached form with multiple items listed. All items must include above information.

*****MUST CHECK ACTION BELOW (One Action Per Form)*****

- ☐ **CANNIBALIZED:** The equipment is in non-repairable condition but components parts of the equipment may be used to repair or replace parts on other pieces of equipment.
- ☐ **LOST / STOLEN:** Accidental loss or damage - disposition is unknown (Police report must be attached to this form).
- ☐ **TRADE-IN:** Returned to vendor. Submit any other information as to the asset(s) description, trade-in value, etc.
- ☐ **NON-REPAIRABLE:** A piece of equipment that is not repairable or not cost effective to repair.
- ☒ **OBSOLETE:** Refers to any item or material that is of no use to the City.
- ☐ **SCRAP:** Any metallic material that can be dissolved to produce new metals.
- ☒ **OTHER:** can be sold or scrapped no longer useful to the city. no visible tags or numbers. This device has
not been tested for verification of correct operation.

Director Signature:  Date: 1-4-17

*****This form must be sent to the Purchasing Department to dispose of property*****

Date Approved by City Council: _____ Agenda Item: _____

Method of Disposal: _____ Date Disposed: _____

Purchasing Director: _____

*****Finance Section Office Use Only*****

Asset Number: _____

Completed by: _____

Date: _____

PROPERTY DISPOSAL FORM

Department: Public Works Asset Tag#: _____

Contact Person: Adam Swanson Phone: 352-255-1992

Year / Make / Model: Grounds master 3505D Vehicle No. 4414

Miles / Hours: 151 hours Serial / VIN: _____

Description of Property Ground master field mower. Hydraulic driven

☐ See attached form with multiple items listed. All items must include above information.

*****MUST CHECK ACTION BELOW (One Action Per Form)*****

☐ **CANNIBALIZED:** The equipment is in non-repairable condition but components parts of the equipment may be used to repair or replace parts on other pieces of equipment.

☐ **LOST / STOLEN:** Accidental loss or damage - disposition is unknown (Police report must be attached to this form).

☐ **TRADE-IN:** Returned to vendor. Submit any other information as to the asset(s) description, trade-in value, etc.

☐ **NON-REPAIRABLE:** A piece of equipment that is not repairable or not cost effective to repair.

☒ **OBSOLETE:** Refers to any item or material that is of no use to the City.

☐ **SCRAP:** Any metallic material that can be dissolved to produce new metals.

☒ **OTHER:** This machine was tested in December of 2016 and operated efficiently at that time.

Director Signature: 

Date: 1-4-17

*****This form must be sent to the Purchasing Department to dispose of property*****

Date Approved by City Council: _____ Agenda Item: _____

Method of Disposal: _____ Date Disposed: _____

Purchasing Director: _____

*****Finance Section Office Use Only*****

Asset Number: _____

Completed by: _____

Date: _____

PROPERTY DISPOSAL FORM

Department: Public Works Asset Tag#: N/A
Contact Person: Adam Swanson Phone: 352-255-1992
Year / Make / Model: Honda Vehicle No. N/A
Miles / Hours: N/A Serial / VIN: n/a
Description of Property push mower w/ bag 5.5 hp engine

☐ See attached form with multiple items listed. All items must include above information.

*****MUST CHECK ACTION BELOW (One Action Per Form)*****

- ☐ **CANNIBALIZED:** The equipment is in non-repairable condition but components parts of the equipment may be used to repair or replace parts on other pieces of equipment.
- ☐ **LOST / STOLEN:** Accidental loss or damage - disposition is unknown (Police report must be attached to this form).
- ☐ **TRADE-IN:** Returned to vendor. Submit any other information as to the asset(s) description, trade-in value, etc.
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- ☒ **OBSOLETE:** Refers to any item or material that is of no use to the City.
- ☐ **SCRAP:** Any metallic material that can be dissolved to produce new metals.
- ☒ **OTHER:** This machine was tested on or before 8-1-2015 and was operating at this time.

Director Signature: Stacy B. Date: 1-4-17

*****This form must be sent to the Purchasing Department to dispose of property*****

Date Approved by City Council: _____ Agenda Item: _____

Method of Disposal: _____ Date Disposed: _____

Purchasing Director: _____

*****Finance Section Office Use Only*****

Asset Number: _____

Completed by: _____ Date: _____

PROPERTY DISPOSAL FORM

Department: Public Works Asset Tag#: _____

Contact Person: Adam Swanson Phone: 352-255-1992

Year / Make / Model: Grounds master 3505D Vehicle No. _____

Miles / Hours: 1165 hours Serial / VIN: _____

Description of Property Ground master field mower. Hydraulic driven

☐ See attached form with multiple items listed. All items must include above information.

*****MUST CHECK ACTION BELOW (One Action Per Form)*****

☐ **CANNIBALIZED:** The equipment is in non-repairable condition but components parts of the equipment may be used to repair or replace parts on other pieces of equipment.

☐ **LOST / STOLEN:** Accidental loss or damage - disposition is unknown (Police report must be attached to this form).

☐ **TRADE-IN:** Returned to vendor. Submit any other information as to the asset(s) description, trade-in value, etc.

☐ **NON-REPAIRABLE:** A piece of equipment that is not repairable or not cost effective to repair.

☒ **OBSOLETE:** Refers to any item or material that is of no use to the City.

☐ **SCRAP:** Any metallic material that can be dissolved to produce new metals.

☒ **OTHER:** This machine was tested in December of 2016 and operated efficiently at that time.

Director Signature: Atany B

Date: 1-4-17

*****This form must be sent to the Purchasing Department to dispose of property*****

Date Approved by City Council: _____

Agenda Item: _____

Method of Disposal: _____

Date Disposed: _____

Purchasing Director: _____

*****Finance Section Office Use Only*****

Asset Number: _____

Completed by: _____

Date: _____

PROPERTY DISPOSAL FORM

Department: Public Works Asset Tag#: N/A

Contact Person: Adam Swanson Phone: 352-255-1992

Year / Make / Model: chalk striping cart Vehicle No. n/a

Miles / Hours: n/a Serial / VIN: n/a

Description of Property ball field striping cart for chalk

☐ See attached form with multiple items listed. All items must include above information.

*****MUST CHECK ACTION BELOW (One Action Per Form)*****

☐ **CANNIBALIZED:** The equipment is in non-repairable condition but components parts of the equipment may be used to repair or replace parts on other pieces of equipment.

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☐ **SCRAP:** Any metallic material that can be dissolved to produce new metals.

☒ **OTHER:** This machine was tested on or before 8-1-2015 and was operating at this time.

Director Signature: 

Date: 1-1-17

*****This form must be sent to the Purchasing Department to dispose of property*****

Date Approved by City Council: _____

Agenda Item: _____

Method of Disposal: _____

Date Disposed: _____

Purchasing Director: _____

*****Finance Section Office Use Only*****

Asset Number: _____

Completed by: _____

Date: _____

PROPERTY DISPOSAL FORM

Department: Public Works Asset Tag#: _____

Contact Person: Adam Swanson Phone: 352-255-1992

Year / Make / Model: _____ Vehicle No. _____

Miles / Hours: _____ Serial / VIN: _____

Description of Property Concrete block- one side rough- 1'x 15.5"x 7.75" 1 pallet of them

☐ See attached form with multiple items listed. All items must include above information.

*****MUST CHECK ACTION BELOW (One Action Per Form)*****

☐ **CANNIBALIZED:** The equipment is in non-repairable condition but components parts of the equipment may be used to repair or replace parts on other pieces of equipment.

☐ **LOST / STOLEN:** Accidental loss or damage - disposition is unknown (Police report must be attached to this form).

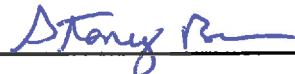
☐ **TRADE-IN:** Returned to vendor. Submit any other information as to the asset(s) description, trade-in value, etc.

☐ **NON-REPAIRABLE:** A piece of equipment that is not repairable or not cost effective to repair.

☒ **OBSOLETE:** Refers to any item or material that is of no use to the City.

☐ **SCRAP:** Any metallic material that can be dissolved to produce new metals.

☒ **OTHER:** These are no longer needed by the city.

Director Signature: 

Date: 1-4-17

*****This form must be sent to the Purchasing Department to dispose of property*****

Date Approved by City Council: _____

Agenda Item: _____

Method of Disposal: _____

Date Disposed: _____

Purchasing Director: _____

*****Finance Section Office Use Only*****

Asset Number: _____

Completed by: _____

Date: _____

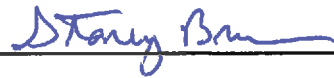
PROPERTY DISPOSAL FORM

Department: Public Works Asset Tag#: N/A
Contact Person: Adam Swanson Phone: 352-255-1992
Year / Make / Model: Billy goat Vehicle No. N/A
Miles / Hours: N/A Serial / VIN: 129882-1936-D1 / 03100756
Description of Property Walk behind leaf vacuum Briggs and Stratton 5.5 hp engine quantum

☐ See attached form with multiple items listed. All items must include above information.

*****MUST CHECK ACTION BELOW (One Action Per Form)*****

- ☐ **CANNIBALIZED:** The equipment is in non-repairable condition but components parts of the equipment may be used to repair or replace parts on other pieces of equipment.
- ☐ **LOST / STOLEN:** Accidental loss or damage - disposition is unknown (Police report must be attached to this form).
- ☐ **TRADE-IN:** Returned to vendor. Submit any other information as to the asset(s) description, trade-in value, etc.
- ☐ **NON-REPAIRABLE:** A piece of equipment that is not repairable or not cost effective to repair.
- ☒ **OBSOLETE:** Refers to any item or material that is of no use to the City.
- ☐ **SCRAP:** Any metallic material that can be dissolved to produce new metals.
- ☒ **OTHER:** This machine was tested on or before 8-1-2015 and was operating at this time.

Director Signature: 

Date: 1-4-17

*****This form must be sent to the Purchasing Department to dispose of property*****

Date Approved by City Council: _____

Agenda Item: _____

Method of Disposal: _____

Date Disposed: _____

Purchasing Director: _____

*****Finance Section Office Use Only*****

Asset Number: _____

Completed by: _____

Date: _____

PROPERTY DISPOSAL FORM

Department: Public Works Asset Tag#: 00284

Contact Person: Adam Swanson Phone: 352-394-7177 ext. 410

Year / Make / Model: Miller - Blue star - 2E Vehicle No. n/a

Miles / Hours: n/a Serial / VIN: HJ157072

Description of Property Gas engine powered stick welder and generator

☐ See attached form with multiple items listed. All items must include above information.

*****MUST CHECK ACTION BELOW (One Action Per Form)*****

☐ **CANNIBALIZED:** The equipment is in non-repairable condition but components parts of the equipment may be used to repair or replace parts on other pieces of equipment.

☐ **LOST / STOLEN:** Accidental loss or damage - disposition is unknown (Police report must be attached to this form).

☐ **TRADE-IN:** Returned to vendor. Submit any other information as to the asset(s) description, trade-in value, etc.

☐ **NON-REPAIRABLE:** A piece of equipment that is not repairable or not cost effective to repair.

☒ **OBSOLETE:** Refers to any item or material that is of no use to the City.

☐ **SCRAP:** Any metallic material that can be dissolved to produce new metals.

☒ **OTHER:** can be sold or scrapped no longer useful to the city. This machine has not been run or tested for
over 2 years.

Director Signature: Stony B

Date: 1-4-17

*****This form must be sent to the Purchasing Department to dispose of property*****

Date Approved by City Council: _____

Agenda Item: _____

Method of Disposal: _____

Date Disposed: _____

Purchasing Director: _____

*****Finance Section Office Use Only*****

Asset Number: _____

Completed by: _____

Date: _____

PROPERTY DISPOSAL FORM

Department: Public Works Asset Tag#: N/A

Contact Person: Adam Swanson Phone: 352-255-1992

Year / Make / Model: Billy goat - GSV 190 Vehicle No. N/A

Miles / Hours: N/A Serial / VIN: n/a

Description of Property Walk behind leaf vacuum Honda engine

☐ See attached form with multiple items listed. All items must include above information.

*****MUST CHECK ACTION BELOW (One Action Per Form)*****

☐ **CANNIBALIZED:** The equipment is in non-repairable condition but components parts of the equipment may be used to repair or replace parts on other pieces of equipment.

☐ **LOST / STOLEN:** Accidental loss or damage - disposition is unknown (Police report must be attached to this form).

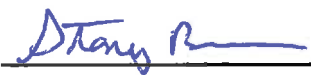
☐ **TRADE-IN:** Returned to vendor. Submit any other information as to the asset(s) description, trade-in value, etc.

☐ **NON-REPAIRABLE:** A piece of equipment that is not repairable or not cost effective to repair.

☒ **OBSOLETE:** Refers to any item or material that is of no use to the City.

☐ **SCRAP:** Any metallic material that can be dissolved to produce new metals.

☒ **OTHER:** This machine was tested on or before 8-1-2015 and was operating at this time.

Director Signature:  Date: 1-4-17

*****This form must be sent to the Purchasing Department to dispose of property*****

Date Approved by City Council: _____ Agenda Item: _____

Method of Disposal: _____ Date Disposed: _____

Purchasing Director: _____

*****Finance Section Office Use Only*****

Asset Number: _____

Completed by: _____

Date: _____

PROPERTY DISPOSAL FORM

Department: Public Works Asset Tag#: _____

Contact Person: Adam Swanson Phone: 352-255-1992

Year / Make / Model: Ariens - edger - 986103 Vehicle No. _____

Miles / Hours: _____ Serial / VIN: 002159

Description of Property walk behind edger - 136cc engine

☐ See attached form with multiple items listed. All items must include above information.

*****MUST CHECK ACTION BELOW (One Action Per Form)*****

☐ **CANNIBALIZED:** The equipment is in non-repairable condition but components parts of the equipment may be used to repair or replace parts on other pieces of equipment.

☐ **LOST / STOLEN:** Accidental loss or damage - disposition is unknown (Police report must be attached to this form).

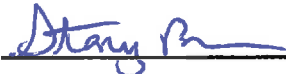
☐ **TRADE-IN:** Returned to vendor. Submit any other information as to the asset(s) description, trade-in value, etc.

☐ **NON-REPAIRABLE:** A piece of equipment that is not repairable or not cost effective to repair.

☒ **OBSOLETE:** Refers to any item or material that is of no use to the City.

☐ **SCRAP:** Any metallic material that can be dissolved to produce new metals.

☒ **OTHER:** This machine requires more time and is less effective than other equipment the city employees utilize currently. This machine was tested on or before 8-1-2015 and was operating at this time.

Director Signature: 

Date: 1-4-17

*****This form must be sent to the Purchasing Department to dispose of property*****

Date Approved by City Council: _____

Agenda Item: _____

Method of Disposal: _____

Date Disposed: _____

Purchasing Director: _____

*****Finance Section Office Use Only*****

Asset Number: _____

Completed by: _____

Date: _____

PROPERTY DISPOSAL FORM

Department: Public Works Asset Tag#: na
Contact Person: Adam Swanson Phone: 352-394-7177 ext. 410
Year / Make / Model: Gas powered air compressor Vehicle No. n/a
Miles / Hours: n/a Serial / VIN: na
Description of Property Gas powered air compressor with no visible tags or numbers

☐ See attached form with multiple items listed. All items must include above information.

*****MUST CHECK ACTION BELOW (One Action Per Form)*****

- ☐ **CANNIBALIZED:** The equipment is in non-repairable condition but components parts of the equipment may be used to repair or replace parts on other pieces of equipment.
- ☐ **LOST / STOLEN:** Accidental loss or damage - disposition is unknown (Police report must be attached to this form).
- ☐ **TRADE-IN:** Returned to vendor. Submit any other information as to the asset(s) description, trade-in value, etc.
- ☐ **NON-REPAIRABLE:** A piece of equipment that is not repairable or not cost effective to repair.
- ☒ **OBSOLETE:** Refers to any item or material that is of no use to the City.
- ☐ **SCRAP:** Any metallic material that can be dissolved to produce new metals.
- ☒ **OTHER:** can be sold or scrapped no longer useful to the city. no visible tags or numbers. This machine
has not been run or tested for over 2 years.

Director Signature:  Date: 1-4-17

*****This form must be sent to the Purchasing Department to dispose of property*****

Date Approved by City Council: _____ Agenda Item: _____

Method of Disposal: _____ Date Disposed: _____

Purchasing Director: _____

*****Finance Section Office Use Only*****

Asset Number: _____

Completed by: _____

Date: _____

PROPERTY DISPOSAL FORM

Department: Public Works Asset Tag#: N/A
Contact Person: Adam Swanson Phone: 352-255-1992
Year / Make / Model: Briggs and Stratton Vehicle No. N/A
Miles / Hours: N/A Serial / VIN: n/a
Description of Property push mower - bagless

☐ See attached form with multiple items listed. All items must include above information.

*****MUST CHECK ACTION BELOW (One Action Per Form)*****

- ☐ **CANNIBALIZED:** The equipment is in non-repairable condition but components parts of the equipment may be used to repair or replace parts on other pieces of equipment.
- ☐ **LOST / STOLEN:** Accidental loss or damage - disposition is unknown (Police report must be attached to this form).
- ☐ **TRADE-IN:** Returned to vendor. Submit any other information as to the asset(s) description, trade-in value, etc.
- ☐ **NON-REPAIRABLE:** A piece of equipment that is not repairable or not cost effective to repair.
- ☒ **OBSOLETE:** Refers to any item or material that is of no use to the City.
- ☐ **SCRAP:** Any metallic material that can be dissolved to produce new metals.
- ☒ **OTHER:** Broken front left wheel. This machine was tested on or before 8-1-2015 and was operating at this
time.

Director Signature:  Date: 1-4-17

*****This form must be sent to the Purchasing Department to dispose of property*****

Date Approved by City Council: _____ Agenda Item: _____

Method of Disposal: _____ Date Disposed: _____

Purchasing Director: _____

*****Finance Section Office Use Only*****

Asset Number: _____

Completed by: _____

Date: _____

PROPERTY DISPOSAL FORM

Department: Public Works Asset Tag#: N/A
Contact Person: Adam Swanson Phone: 352-255-1992
Year / Make / Model: Edger Vehicle No. N/A
Miles / Hours: N/A Serial / VIN: n/a
Description of Property Walk behind edger - 3.8 hp craftsman

☐ See attached form with multiple items listed. All items must include above information.

*****MUST CHECK ACTION BELOW (One Action Per Form)*****

- ☐ **CANNIBALIZED:** The equipment is in non-repairable condition but components parts of the equipment may be used to repair or replace parts on other pieces of equipment.
- ☐ **LOST / STOLEN:** Accidental loss or damage - disposition is unknown (Police report must be attached to this form).
- ☐ **TRADE-IN:** Returned to vendor. Submit any other information as to the asset(s) description, trade-in value, etc.
- ☐ **NON-REPAIRABLE:** A piece of equipment that is not repairable or not cost effective to repair.
- ☒ **OBSOLETE:** Refers to any item or material that is of no use to the City.
- ☐ **SCRAP:** Any metallic material that can be dissolved to produce new metals.
- ☒ **OTHER:** This machine was tested on or before 8-1-2015 and was operating at this time.

Director Signature: Steve B... Date: 1-4-17

*****This form must be sent to the Purchasing Department to dispose of property*****

Date Approved by City Council: _____ Agenda Item: _____

Method of Disposal: _____ Date Disposed: _____

Purchasing Director: _____

*****Finance Section Office Use Only*****

Asset Number: _____

Completed by: _____

Date: _____

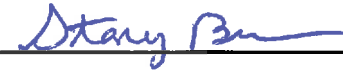
PROPERTY DISPOSAL FORM

Department: Public Works Asset Tag#: no tag
Contact Person: Adam Swanson Phone: 352-394-7177 ext. 410
Year / Make / Model: Bobrick Vehicle No. _____
Miles / Hours: _____ Serial / VIN: _____
Description of Property folded paper towel holders (29)

☐ See attached form with multiple items listed. All items must include above information.

*****MUST CHECK ACTION BELOW (One Action Per Form)*****

- ☐ **CANNIBALIZED:** The equipment is in non-repairable condition but components parts of the equipment may be used to repair or replace parts on other pieces of equipment.
- ☐ **LOST / STOLEN:** Accidental loss or damage - disposition is unknown (Police report must be attached to this form).
- ☐ **TRADE-IN:** Returned to vendor. Submit any other information as to the asset(s) description, trade-in value, etc.
- ☐ **NON-REPAIRABLE:** A piece of equipment that is not repairable or not cost effective to repair.
- ☐ **OBSOLETE:** Refers to any item or material that is of no use to the City.
- ☒ **SCRAP:** Any metallic material that can be dissolved to produce new metals.
- ☒ **OTHER:** can be sold or scrapped these are no longer useful to the city

Director Signature:  Date: 1-4-17

*****This form must be sent to the Purchasing Department to dispose of property*****

Date Approved by City Council: _____ Agenda Item: _____

Method of Disposal: _____ Date Disposed: _____

Purchasing Director: _____

*****Finance Section Office Use Only*****

Asset Number: _____

Completed by: _____

Date: _____

PROPERTY DISPOSAL FORM

Department: Public Works Asset Tag#: N/A
Contact Person: Adam Swanson Phone: 352-255-1992
Year / Make / Model: mower jack Vehicle No. N/A
Miles / Hours: N/A Serial / VIN: n/a
Description of Property two manual mower jacks

☐ See attached form with multiple items listed. All items must include above information.

*****MUST CHECK ACTION BELOW (One Action Per Form)*****

- ☐ **CANNIBALIZED:** The equipment is in non-repairable condition but components parts of the equipment may be used to repair or replace parts on other pieces of equipment.
- ☐ **LOST / STOLEN:** Accidental loss or damage - disposition is unknown (Police report must be attached to this form).
- ☐ **TRADE-IN:** Returned to vendor. Submit any other information as to the asset(s) description, trade-in value, etc.
- ☐ **NON-REPAIRABLE:** A piece of equipment that is not repairable or not cost effective to repair.
- ☒ **OBSOLETE:** Refers to any item or material that is of no use to the City.
- ☐ **SCRAP:** Any metallic material that can be dissolved to produce new metals.
- ☒ **OTHER:** Missing one bolt on lower lift arm of one and a bent arm on the other.

Director Signature: Stony B Date: 1-4-17

*****This form must be sent to the Purchasing Department to dispose of property*****

Date Approved by City Council: _____ Agenda Item: _____

Method of Disposal: _____ Date Disposed: _____

Purchasing Director: _____

*****Finance Section Office Use Only*****

Asset Number: _____

Completed by: _____

Date: _____

PROPERTY DISPOSAL FORM

Department: Public Works Asset Tag#: CPD00004
Contact Person: Adam Swanson Phone: 352-394-7177 ext. 410
Year / Make / Model: Minolta copier - CS pro and sorting tray Vehicle No. n/a
Miles / Hours: n/a Serial / VIN: na
Description of Property copier and sorting tray

☐ See attached form with multiple items listed. All items must include above information.

*****MUST CHECK ACTION BELOW (One Action Per Form)*****

- ☐ **CANNIBALIZED:** The equipment is in non-repairable condition but components parts of the equipment may be used to repair or replace parts on other pieces of equipment.
- ☐ **LOST / STOLEN:** Accidental loss or damage - disposition is unknown (Police report must be attached to this form).
- ☐ **TRADE-IN:** Returned to vendor. Submit any other information as to the asset(s) description, trade-in value, etc.
- ☐ **NON-REPAIRABLE:** A piece of equipment that is not repairable or not cost effective to repair.
- ☒ **OBSOLETE:** Refers to any item or material that is of no use to the City.
- ☐ **SCRAP:** Any metallic material that can be dissolved to produce new metals.
- ☒ **OTHER:** can be sold or scrapped no longer useful to the city. This device was replaced with an upgraded copier. This device has not been tested for verification of correct operation.

Director Signature: Anthony Brown

Date: 1-4-17

*****This form must be sent to the Purchasing Department to dispose of property*****

Date Approved by City Council: _____

Agenda Item: _____

Method of Disposal: _____

Date Disposed: _____

Purchasing Director: _____

*****Finance Section Office Use Only*****

Asset Number: _____

Completed by: _____

Date: _____

PROPERTY DISPOSAL FORM

Department: Public Works Asset Tag#: N/A
Contact Person: Adam Swanson Phone: 352-255-1992
Year / Make / Model: Snapper 700 series Vehicle No. N/A
Miles / Hours: N/A Serial / VIN: n/a
Description of Property push mower w/ bag 7 hp engine

☐ See attached form with multiple items listed. All items must include above information.

*****MUST CHECK ACTION BELOW (One Action Per Form)*****

- ☐ **CANNIBALIZED:** The equipment is in non-repairable condition but components parts of the equipment may be used to repair or replace parts on other pieces of equipment.
- ☐ **LOST / STOLEN:** Accidental loss or damage - disposition is unknown (Police report must be attached to this form).
- ☐ **TRADE-IN:** Returned to vendor. Submit any other information as to the asset(s) description, trade-in value, etc.
- ☐ **NON-REPAIRABLE:** A piece of equipment that is not repairable or not cost effective to repair.
- ☒ **OBSOLETE:** Refers to any item or material that is of no use to the City.
- ☐ **SCRAP:** Any metallic material that can be dissolved to produce new metals.
- ☒ **OTHER:** This machine was tested on or before 8-1-2015 and was operating at this time.

Director Signature: Anthony Brum

Date: 1-4-17

*****This form must be sent to the Purchasing Department to dispose of property*****

Date Approved by City Council: _____

Agenda Item: _____

Method of Disposal: _____

Date Disposed: _____

Purchasing Director: _____

*****Finance Section Office Use Only*****

Asset Number: _____

Completed by: _____

Date: _____

PROPERTY DISPOSAL FORM

Department: Public Works Asset Tag#: 4364
Contact Person: Adam Swanson Phone: 352-255-1992
Year / Make / Model: husqavarna tiller - wall behind Vehicle No. _____
Miles / Hours: _____ Serial / VIN: _____
Description of Property walk behind tiller - needs repair

☐ See attached form with multiple items listed. All items must include above information.

*****MUST CHECK ACTION BELOW (One Action Per Form)*****

- ☒ **CANNIBALIZED:** The equipment is in non-repairable condition but components parts of the equipment may be used to repair or replace parts on other pieces of equipment.
- ☐ **LOST / STOLEN:** Accidental loss or damage - disposition is unknown (Police report must be attached to this form).
- ☐ **TRADE-IN:** Returned to vendor. Submit any other information as to the asset(s) description, trade-in value, etc.
- ☒ **NON-REPAIRABLE:** A piece of equipment that is not repairable or not cost effective to repair.
- ☐ **OBSOLETE:** Refers to any item or material that is of no use to the City.
- ☐ **SCRAP:** Any metallic material that can be dissolved to produce new metals.
- ☒ **OTHER:** The transmission of this machine does not work.

Director Signature: Stacy B...

Date: 1-4-17

*****This form must be sent to the Purchasing Department to dispose of property*****

Date Approved by City Council: _____

Agenda Item: _____

Method of Disposal: _____

Date Disposed: _____

Purchasing Director: _____

*****Finance Section Office Use Only*****

Asset Number: _____

Completed by: _____

Date: _____

PROPERTY DISPOSAL FORM

Department: Public Works Asset Tag#: N/A

Contact Person: Adam Swanson Phone: 352-255-1992

Year / Make / Model: stainless steel chemical tank 511465 Vehicle No. N/A

Miles / Hours: N/A Serial / VIN: 16875.2

Description of Property approx. 4x4x4 304SS tank - empty weight 366lbs. gross weight 4500 lbs.- 280 Gal

☐ See attached form with multiple items listed. All items must include above information.

*****MUST CHECK ACTION BELOW (One Action Per Form)*****

☐ **CANNIBALIZED:** The equipment is in non-repairable condition but components parts of the equipment may be used to repair or replace parts on other pieces of equipment.

☐ **LOST / STOLEN:** Accidental loss or damage - disposition is unknown (Police report must be attached to this form).

☐ **TRADE-IN:** Returned to vendor. Submit any other information as to the asset(s) description, trade-in value, etc.

☐ **NON-REPAIRABLE:** A piece of equipment that is not repairable or not cost effective to repair.

☒ **OBSOLETE:** Refers to any item or material that is of no use to the City.

☐ **SCRAP:** Any metallic material that can be dissolved to produce new metals.

☒ **OTHER:** This tank was previously used to store mosquito spraying chemicals. Remnants of the chemical
could be present.

Director Signature: 

Date: 1-4-17

*****This form must be sent to the Purchasing Department to dispose of property*****

Date Approved by City Council: _____ Agenda Item: _____

Method of Disposal: _____ Date Disposed: _____

Purchasing Director: _____

*****Finance Section Office Use Only*****

Asset Number: _____

Completed by: _____

Date: _____

PROPERTY DISPOSAL FORM

Department: Public Works Asset Tag#: _____

Contact Person: Adam Swanson Phone: 352-255-1992

Year / Make / Model: 08887 Vehicle No. 4402

Miles / Hours: 327 hours Serial / VIN: 311000133

Description of Property Sand Pro three wheel sand dresser. Hydraulic driven

☐ See attached form with multiple items listed. All items must include above information.

*****MUST CHECK ACTION BELOW (One Action Per Form)*****

☐ **CANNIBALIZED:** The equipment is in non-repairable condition but components parts of the equipment may be used to repair or replace parts on other pieces of equipment.

☐ **LOST / STOLEN:** Accidental loss or damage - disposition is unknown (Police report must be attached to this form).

☐ **TRADE-IN:** Returned to vendor. Submit any other information as to the asset(s) description, trade-in value, etc.

☐ **NON-REPAIRABLE:** A piece of equipment that is not repairable or not cost effective to repair.

☒ **OBSOLETE:** Refers to any item or material that is of no use to the City.

☐ **SCRAP:** Any metallic material that can be dissolved to produce new metals.

☒ **OTHER:** This machine was tested in December of 2016 and operated efficiently at that time.

Director Signature: Anthony Br Date: 1-4-17

*****This form must be sent to the Purchasing Department to dispose of property*****

Date Approved by City Council: _____ Agenda Item: _____

Method of Disposal: _____ Date Disposed: _____

Purchasing Director: _____

*****Finance Section Office Use Only*****

Asset Number: _____

PROPERTY DISPOSAL FORM

Department: Public Works Asset Tag#: 10051
Contact Person: Adam Swanson Phone: 352-255-1992
Year / Make / Model: 08884 Vehicle No. 4406
Miles / Hours: 660 hours Serial / VIN: 310000422
Description of Property Sand Pro three wheel sand dresser. Hydraulic driven

☐ See attached form with multiple items listed. All items must include above information.

*****MUST CHECK ACTION BELOW (One Action Per Form)*****

- ☐ **CANNIBALIZED:** The equipment is in non-repairable condition but components parts of the equipment may be used to repair or replace parts on other pieces of equipment.
- ☐ **LOST / STOLEN:** Accidental loss or damage - disposition is unknown (Police report must be attached to this form).
- ☐ **TRADE-IN:** Returned to vendor. Submit any other information as to the asset(s) description, trade-in value, etc.
- ☐ **NON-REPAIRABLE:** A piece of equipment that is not repairable or not cost effective to repair.
- ☒ **OBSOLETE:** Refers to any item or material that is of no use to the City.
- ☐ **SCRAP:** Any metallic material that can be dissolved to produce new metals.
- ☒ **OTHER:** This machine was tested in December of 2016 and operated efficiently at that time.

Director Signature: Stacy Ba Date: 1-4-17

*****This form must be sent to the Purchasing Department to dispose of property*****

Date Approved by City Council: _____ Agenda Item: _____
Method of Disposal: _____ Date Disposed: _____
Purchasing Director: _____

*****Finance Section Office Use Only*****

Asset Number: _____
Completed by: _____ Date: _____

PROPERTY DISPOSAL FORM

Department: Public Works Asset Tag#: _____

Contact Person: Adam Swanson Phone: 352-255-1992

Year / Make / Model: _____ Vehicle No. _____

Miles / Hours: _____ Serial / VIN: _____

Description of Property Recycled material picnic bench

☐ See attached form with multiple items listed. All items must include above information.

*****MUST CHECK ACTION BELOW (One Action Per Form)*****

☐ **CANNIBALIZED:** The equipment is in non-repairable condition but components parts of the equipment may be used to repair or replace parts on other pieces of equipment.

☐ **LOST / STOLEN:** Accidental loss or damage - disposition is unknown (Police report must be attached to this form).

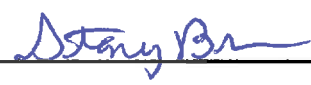
☐ **TRADE-IN:** Returned to vendor. Submit any other information as to the asset(s) description, trade-in value, etc.

☐ **NON-REPAIRABLE:** A piece of equipment that is not repairable or not cost effective to repair.

☒ **OBSOLETE:** Refers to any item or material that is of no use to the City.

☐ **SCRAP:** Any metallic material that can be dissolved to produce new metals.

☐ **OTHER:** This table is in fair condition.

Director Signature: 

Date: 8-5-17

*****This form must be sent to the Purchasing Department to dispose of property*****

Date Approved by City Council: _____

Agenda Item: _____

Method of Disposal: _____

Date Disposed: _____

Purchasing Director: _____

*****Finance Section Office Use Only*****

Asset Number: _____

Completed by: _____

Date: _____

PROPERTY DISPOSAL FORM

Department: PUBLIC WORKS

Property Tag #: _____

Contact Person: STONEY BRUNSON

Phone: 352-394-37177

Year / Make / Model: _____

Vehicle No. _____

Miles / Hours: _____

Serial / VIN: _____

Description of Property 580 OLD AND DAMAGED STREET SIGNS. SOME WITH OLD LOGO

☐ See attached form with multiple items listed. All items must include above information.

*****MUST CHECK ACTION BELOW (One Action Per Form)*****

☐ **CANNIBALIZED:** The equipment is in non-repairable condition but components parts of the equipment may be used to repair or replace parts on other pieces of equipment.

☐ **LOST / STOLEN:** Accidental loss or damage - disposition is unknown (Police report must be attached to this form).

☐ **TRADE-IN:** Returned to vendor. Submit any other information as to the asset(s) description, trade-in value, etc.

☐ **NON-REPAIRABLE:** A piece of equipment that is not repairable or not cost effective to repair.

☐ **OBSOLETE:** Refers to any item, material and software, which is of no use to the City or has expired its useful life.

[x] SCRAP: Any metallic material that can be dissolved to produce new metals.

☐ **ABANDONED:** Property which has been left behind by owner or unclaimed and recovered by the Police Department (abandoned property does not require City Council approval).

☐ OTHER: _____

Director Signature: Steve B...

Date: 1-4-17

*******This form must be sent to the Purchasing Department to dispose of property*******

Date Approved by City Council: _____

Agenda Item: _____

Method of Disposal: _____

Date Disposed: _____

Purchasing Director: _____

Date: _____

Munis Asset Number:

PROPERTY DISPOSAL FORM

Department: Parks & Recreation Dept

Property Tag #: _____

Contact Person: Suzanne O'Shea

Phone: 352 708-5998

Year / Make / Model: Insinger- Commander 18-5

Vehicle No. _____

Miles / Hours: _____

Serial / VIN: _____

Description of Property	Stainless steel commercial dishwasher with hood
-------------------------	---

☐ See attached form with multiple items listed. All items must include above information.

*****MUST CHECK ACTION BELOW (One Action Per Form)*****

☐ **CANNIBALIZED:** The equipment is in non-repairable condition but components parts of the equipment may be used to repair or replace parts on other pieces of equipment.

☐ **LOST / STOLEN:** Accidental loss or damage - disposition is unknown (Police report must be attached to this form).

☐ **TRADE-IN:** Returned to vendor. Submit any other information as to the asset(s) description, trade-in value, etc.

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☐ OTHER: _____

Director Signature: 

Date: 1/5/17

*****This form must be sent to the Purchasing Department to dispose of property*****

Date Approved by City Council: _____

Agenda Item: _____

Method of Disposal: _____

Date Disposed: _____

Purchasing Director: _____

Date: _____

Munis Asset Number: _____

PROPERTY DISPOSAL FORM

Department: Parks & Recreation

Property Tag #: _____

Contact Person: Steven Wiley

Phone: 352-708-5995

Year / Make / Model: Electro-Mech

Vehicle No. _____

Miles / Hours: _____

Serial / VIN: _____

Description of Property	Scoreboard (x4)
1. Property 1	Scoreboard 1
2. Property 2	Scoreboard 2
3. Property 3	Scoreboard 3
4. Property 4	Scoreboard 4
5. Property 5	Scoreboard 5
6. Property 6	Scoreboard 6
7. Property 7	Scoreboard 7
8. Property 8	Scoreboard 8
9. Property 9	Scoreboard 9
10. Property 10	Scoreboard 10
11. Property 11	Scoreboard 11
12. Property 12	Scoreboard 12
13. Property 13	Scoreboard 13
14. Property 14	Scoreboard 14
15. Property 15	Scoreboard 15
16. Property 16	Scoreboard 16
17. Property 17	Scoreboard 17
18. Property 18	Scoreboard 18
19. Property 19	Scoreboard 19
20. Property 20	Scoreboard 20
21. Property 21	Scoreboard 21
22. Property 22	Scoreboard 22
23. Property 23	Scoreboard 23
24. Property 24	Scoreboard 24
25. Property 25	Scoreboard 25
26. Property 26	Scoreboard 26
27. Property 27	Scoreboard 27
28. Property 28	Scoreboard 28
29. Property 29	Scoreboard 29
30. Property 30	Scoreboard 30
31. Property 31	Scoreboard 31
32. Property 32	Scoreboard 32
33. Property 33	Scoreboard 33
34. Property 34	Scoreboard 34
35. Property 35	Scoreboard 35
36. Property 36	Scoreboard 36
37. Property 37	Scoreboard 37
38. Property 38	Scoreboard 38
39. Property 39	Scoreboard 39
40. Property 40	Scoreboard 40
41. Property 41	Scoreboard 41
42. Property 42	Scoreboard 42
43. Property 43	Scoreboard 43
44. Property 44	Scoreboard 44
45. Property 45	Scoreboard 45
46. Property 46	Scoreboard 46
47. Property 47	Scoreboard 47
48. Property 48	Scoreboard 48
49. Property 49	Scoreboard 49
50. Property 50	Scoreboard 50
51. Property 51	Scoreboard 51
52. Property 52	Scoreboard 52
53. Property 53	Scoreboard 53
54. Property 54	Scoreboard 54
55. Property 55	Scoreboard 55
56. Property 56	Scoreboard 56
57. Property 57	Scoreboard 57
58. Property 58	Scoreboard 58
59. Property 59	Scoreboard 59
60. Property 60	Scoreboard 60
61. Property 61	Scoreboard 61
62. Property 62	Scoreboard 62
63. Property 63	Scoreboard 63
64. Property 64	Scoreboard 64
65. Property 65	Scoreboard 65
66. Property 66	Scoreboard 66
67. Property 67	Scoreboard 67
68. Property 68	Scoreboard 68
69. Property 69	Scoreboard 69
70. Property 70	Scoreboard 70
71. Property 71	Scoreboard 71
72. Property 72	Scoreboard 72
73. Property 73	Scoreboard 73
74. Property 74	Scoreboard 74
75. Property 75	Scoreboard 75
76. Property 76	Scoreboard 76
77. Property 77	Scoreboard 77
78. Property 78	Scoreboard 78
79. Property 79	Scoreboard 79
80. Property 80	Scoreboard 80
81. Property 81	Scoreboard 81
82. Property 82	Scoreboard 82
83. Property 83	Scoreboard 83
84. Property 84	Scoreboard 84
85. Property 85	Scoreboard 85
86. Property 86	Scoreboard 86
87. Property 87	Scoreboard 87
88. Property 88	Scoreboard 88
89. Property 89	Scoreboard 89
90. Property 90	Scoreboard 90
91. Property 91	Scoreboard 91
92. Property 92	Scoreboard 92
93. Property 93	Scoreboard 93
94. Property 94	Scoreboard 94
95. Property 95	Scoreboard 95
96. Property 96	Scoreboard 96
97. Property 97	Scoreboard 97
98. Property 98	Scoreboard 98
99. Property 99	Scoreboard 99
100. Property 100	Scoreboard 100

☐ See attached form with multiple items listed. All items must include above information.

*****MUST CHECK ACTION BELOW (One Action Per Form)*****

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☐ **OTHER:** _____

Director Signature:

Date: 11/5/17

*******This form must be sent to the Purchasing Department to dispose of property*******

Date Approved by City Council: _____

Agenda Item: _____

Method of Disposal: _____

Date Disposed: _____

Purchasing Director: _____

Date: _____

Munis Asset Number:

PROPERTY DISPOSAL FORM

Department: Police Department Property Tag #: _____
Contact Person: Capt. M.L. McMaster Phone: 352.536.8420
Year / Make / Model: 2009 Dodge Charger Vehicle No. 2168
Miles / Hours: 84K plus Serial / VIN: 2B3KA43V59H597158
Description of Property Black Dodge Charger 4-door vehicle

☐ See attached form with multiple items listed. All items must include above information.

*****MUST CHECK ACTION BELOW (One Action Per Form)*****

- ☐ **CANNIBALIZED:** The equipment is in non-repairable condition but components parts of the equipment may be used to repair or replace parts on other pieces of equipment.
- ☐ **LOST / STOLEN:** Accidental loss or damage - disposition is unknown (Police report must be attached to this form).
- ☐ **TRADE-IN:** Returned to vendor. Submit any other information as to the asset(s) description, trade-in value, etc.
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- ☐ **ABANDONED:** Property which has been left behind by owner or unclaimed and recovered by the Police Department (abandoned property does not require City Council approval).
- ☐ **OTHER:** _____

Director Signature: _____

Date: _____

*****This form must be sent to the Purchasing Department to dispose of property*****

Date Approved by City Council: _____

Agenda Item: _____

Method of Disposal: _____

Date Disposed: _____

Purchasing Director: _____

Date: _____

Munis Asset Number: _____



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, January 17, 2017		
Agenda Item Name		
Piggyback Contract Award		
Requested Action		
Recommend to approve a piggyback the Florida Sheriffs Association contract FSA-16VEH-14.0 with Orlando Freightliner, Inc. to purchase one sludge truck.		
Staff Report		
The Purchasing Department and the Environmental Services Department recommend approval of the above action. At the request of the Environmental Services Department, the Purchasing Department sought a contract from the Florida Sheriffs Association to purchase one sludge truck. In accordance with the direction of City Council, the Purchasing Department issued a Request for Interest (RFI) number 1712-003 to notify local vendors of the City's intent to utilize other governmental entities' contract. The RFI was posted on the City's website for seven (7) business days. At the completion of the RFI, the Purchasing Department received no interest. Based on this, staff recommends that Council approve to piggyback the Florida Sheriffs Association contract number FSA-16VEH-14.0. The Florida Sheriffs Association contract was obtained through a fully competitive solicitation and complies with the City of Clermont Purchasing Policy.		
Additional Analysis		
Fiscal Impact Summary		
The fiscal impact of \$69,194.00 is included in the current year approved budget.		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Vehicle Quote Vehicle Quote.pdf		
2. RFI 1712-003 RFI 1712-003.pdf		

**Orlando Freightliner Inc.
2455 S. Orange Blossom Trail
Apopka Fl. 32703
407-295-3846 ext 122
407-291-8408 fax
407-509-6651 cell**

To Brian Camp/City of Clermont

**Orlando Freightliner is pleased to quote the following
Freightliner M2 106 via the 2016-2017 Florida Sheriffs
Association bid #FSA-16VEH 14.0.**

Spec #12	\$39,720.00
33000GVW3500 see attachment B for full list of specifications	\$25,819.00

Dealer add

Tractor Package (5th wheel, trailer air and electrical lines)	\$ 3,655.00
---	--------------------

Total	\$69,194.00
--------------	--------------------

Sincerely,

**Bob Scharpnick
Municipal Sales
Orlando Freightliner
Isuzu Truck of Ocala**

Prepared for:
 Brian Brian
 City of Clermont
 685 West Montrose Street
 Clermont, FL 34711
 Phone: 352-267-2558

Prepared by:
 Bob Scharpnick
 ORLANDO FREIGHTLINER
 2455 S. ORANGE BLOSSOM
 TRAIL
 APOKA, FL 32703
 Phone: 4072953846

S P E C I F I C A T I O N P R O P O S A L

Data Code	Description
Price Level	
PRL-14M	M2 PRL-14M (EFF:10/05/15)
Data Version	
DRL-002	SPECPRO21 DATA RELEASE VER 002
Vehicle Configuration	
001-172	M2 106 CONVENTIONAL CHASSIS
004-218	2018 MODEL YEAR SPECIFIED
002-002	SET BACK AXLE - TRACTOR
003-001	LH PRIMARY STEERING LOCATION
General Service	
AA1-001	TRACTOR/TRAILER CONFIGURATION
AA6-001	DOMICILED, USA 50 STATES (INCLUDING CALIFORNIA AND CARB OPT-IN STATES)
A85-010	UTILITY/REPAIR/MAINTENANCE SERVICE
A84-1GM	GOVERNMENT BUSINESS SEGMENT
AA4-011	FIXED LOAD COMMODITY
AA5-002	TERRAIN/DUTY: 100% (ALL) OF THE TIME, IN TRANSIT, IS SPENT ON PAVED ROADS
AB1-008	MAXIMUM 8% EXPECTED GRADE
AB5-001	SMOOTH CONCRETE OR ASPHALT PAVEMENT - MOST SEVERE IN-TRANSIT (BETWEEN SITES) ROAD SURFACE
995-091	MEDIUM TRUCK WARRANTY
A66-99D	EXPECTED FRONT AXLE(S) LOAD : 12000.0 lbs
A68-99D	EXPECTED REAR DRIVE AXLE(S) LOAD : 21000.0 lbs
A63-99D	EXPECTED GROSS VEHICLE WEIGHT CAPACITY : 33000.0 lbs



Prepared for:
 Brian Brian
 City of Clermont
 685 West Montrose Street
 Clermont, FL 34711
 Phone: 352-267-2558

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 ORLANDO FREIGHTLINER
 2455 S. ORANGE BLOSSOM
 TRAIL
 APOPKA, FL 32703
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Data Code	Description
A70-99D	EXPECTED GROSS COMBINATION WEIGHT : 80000.0 lbs
Tractor Service	
AA2-001	VAN TRAILER
AH6-001	SINGLE (1) TRAILER
Engine	
101-22P	CUM L9 300 HP @ 2000 RPM, 2200 GOV RPM, 860 LB/FT @ 1300 RPM
Electronic Parameters	
79A-075	75 MPH ROAD SPEED LIMIT
79B-000	CRUISE CONTROL SPEED LIMIT SAME AS ROAD SPEED LIMIT
79K-007	PTO MODE ENGINE RPM LIMIT - 1100 RPM
79P-002	PTO RPM WITH CRUISE SET SWITCH - 700 RPM
79Q-003	PTO RPM WITH CRUISE RESUME SWITCH - 800 RPM
79S-001	PTO MODE CANCEL VEHICLE SPEED - 5 MPH
79U-007	PTO GOVERNOR RAMP RATE - 250 RPM PER SECOND
80G-002	PTO MINIMUM RPM - 700
80J-002	REGEN INHIBIT SPEED THRESHOLD - 5 MPH
Engine Equipment	
99C-017	2016 ONBOARD DIAGNOSTICS/2010 EPA/CARB/FINAL GHG17 CONFIGURATION
99D-009	2008 CARB EMISSION CERTIFICATION - CLEAN IDLE (INCLUDES 6X4 INCH LABEL ON LEFT SIDE OF HOOD)
13E-001	STANDARD OIL PAN
105-001	ENGINE MOUNTED OIL CHECK AND FILL
133-004	ONE PIECE VALVE COVER
014-099	SIDE OF HOOD AIR INTAKE WITH FIREWALL MOUNTED DONALDSON AIR CLEANER
124-1D7	DR 12V 160 AMP 28-SI QUADRAMOUNT PAD ALTERNATOR WITH REMOTE BATTERY VOLT SENSE
292-1D8	(2) ALLIANCE MODEL 1131, GROUP 31, 12 VOLT MAINTENANCE FREE 1900 CCA THREADED STUD BATTERIES, NON FCCC ONLY
290-017	BATTERY BOX FRAME MOUNTED
281-001	STANDARD BATTERY JUMPERS
282-001	SINGLE BATTERY BOX FRAME MOUNTED LH SIDE UNDER CAB

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 APOPKA, FL 32703
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Data Code	Description
291-017	WIRE GROUND RETURN FOR BATTERY CABLES WITH ADDITIONAL FRAME GROUND RETURN
289-001	NON-POLISHED BATTERY BOX COVER
107-032	CUMMINS TURBOCHARGED 18.7 CFM AIR COMPRESSOR WITH INTERNAL SAFETY VALVE
108-002	STANDARD MECHANICAL AIR COMPRESSOR GOVERNOR
131-013	AIR COMPRESSOR DISCHARGE LINE
152-041	ELECTRONIC ENGINE INTEGRAL SHUTDOWN PROTECTION SYSTEM
128-076	CUMMINS EXHAUST BRAKE INTEGRAL WITH VARIABLE GEOMETRY TURBO WITH ON/OFF DASH SWITCH
016-1C3	RH OUTBOARD UNDER STEP MOUNTED HORIZONTAL AFTERTREATMENT SYSTEM ASSEMBLY WITH RH HORIZONTAL TAILPIPE
28F-002	ENGINE AFTERTREATMENT DEVICE, AUTOMATIC OVER THE ROAD REGENERATION AND DASH MOUNTED REGENERATION REQUEST SWITCH
239-001	STANDARD EXHAUST SYSTEM LENGTH
237-052	RH STANDARD HORIZONTAL TAILPIPE
23U-001	6 GALLON DIESEL EXHAUST FLUID TANK
30N-003	100 PERCENT DIESEL EXHAUST FLUID FILL
43X-002	LH MEDIUM DUTY STANDARD DIESEL EXHAUST FLUID TANK LOCATION
23Y-001	STANDARD DIESEL EXHAUST FLUID PUMP MOUNTING
43Y-001	STANDARD DIESEL EXHAUST FLUID TANK CAP
273-018	HORTON DRIVEMASTER ADVANTAGE ON/OFF FAN DRIVE
276-001	AUTOMATIC FAN CONTROL WITHOUT DASH SWITCH, NON ENGINE MOUNTED
110-003	CUMMINS SPIN ON FUEL FILTER
118-008	COMBINATION FULL FLOW/BYPASS OIL FILTER
266-013	1100 SQUARE INCH ALUMINUM RADIATOR
103-039	ANTIFREEZE TO -34F, OAT (NITRITE AND SILICATE FREE) EXTENDED LIFE COOLANT
171-007	GATES BLUE STRIPE COOLANT HOSES OR EQUIVALENT
172-001	CONSTANT TENSION HOSE CLAMPS FOR COOLANT HOSES
270-016	RADIATOR DRAIN VALVE
168-002	LOWER RADIATOR GUARD

Prepared for:
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2455 S. ORANGE BLOSSOM
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APOPKA, FL 32703
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Data Code	Description
134-001	ALUMINUM FLYWHEEL HOUSING
132-004	ELECTRIC GRID AIR INTAKE WARMER
155-058	DELCO 12V 38MT HD STARTER WITH INTEGRATED MAGNETIC SWITCH
Transmission	
342-584	ALLISON 3500 RDS AUTOMATIC TRANSMISSION WITH PTO PROVISION
Transmission Equipment	
343-320	ALLISON VOCATIONAL PACKAGE 168 - AVAILABLE ON 3000/4000 PRODUCT FAMILIES WITH VOCATIONAL MODEL RDS
84B-012	ALLISON VOCATIONAL RATING FOR ON/OFF HIGHWAY APPLICATIONS AVAILABLE WITH ALL PRODUCT FAMILIES
84C-023	PRIMARY MODE GEARS, LOWEST GEAR 1, START GEAR 1, HIGHEST GEAR 6, AVAILABLE FOR 3000/4000 PRODUCT FAMILIES ONLY
84D-023	SECONDARY MODE GEARS, LOWEST GEAR 1, START GEAR 1, HIGHEST GEAR 6, AVAILABLE FOR 3000/4000 PRODUCT FAMILIES ONLY
84E-000	PRIMARY SHIFT SCHEDULE RECOMMENDED BY DTNA AND ALLISON, THIS DEFINED BY ENGINE AND VOCATIONAL USAGE
84F-000	SECONDARY SHIFT SCHEDULE RECOMMENDED BY DTNA AND ALLISON, THIS DEFINED BY ENGINE AND VOCATIONAL USAGE
84G-000	PRIMARY SHIFT SPEED RECOMMENDED BY DTNA AND ALLISON, THIS DEFINED BY ENGINE AND VOCATIONAL USAGE
84H-000	SECONDARY SHIFT SPEED RECOMMENDED BY DTNA AND ALLISON, THIS DEFINED BY ENGINE AND VOCATIONAL USAGE
84L-000	LOAD BASED SHIFT SCHEDULE AND VEHICLE ACCELERATION CONTROL RECOMMENDED BY DTNA AND ALLISON, THIS DEFINED VOCATIONAL USAGE
84N-000	NEUTRAL AT STOP - DISABLED, FUELSENSE - DISABLED
84U-000	DRIVER SWITCH INPUT - DEFAULT - NO SWITCHES
362-035	CUSTOMER INSTALLED CHELSEA 277 SERIES PTO
363-001	PTO MOUNTING, LH SIDE OF MAIN TRANSMISSION

Prepared for:
 Brian Brian
 City of Clermont
 685 West Montrose Street
 Clermont, FL 34711
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 ORLANDO FREIGHTLINER
 2455 S. ORANGE BLOSSOM
 TRAIL
 APOPKA, FL 32703
 Phone: 4072953846

Data Code	Description
341-018	MAGNETIC PLUGS, ENGINE DRAIN, TRANSMISSION DRAIN, AXLE(S) FILL AND DRAIN
345-003	PUSH BUTTON ELECTRONIC SHIFT CONTROL, DASH MOUNTED
97G-004	TRANSMISSION PROGNOSTICS - ENABLED 2013
370-015	WATER TO OIL TRANSMISSION COOLER, IN RADIATOR END TANK
346-003	TRANSMISSION OIL CHECK AND FILL WITH ELECTRONIC OIL LEVEL CHECK
35T-001	SYNTHETIC TRANSMISSION FLUID (TES-295 COMPLIANT)

Front Axle and Equipment

400-1A6	DETROIT DA-F-12.0-3 12,000# FF1 71.5 KPI/3.74 DROP SINGLE FRONT AXLE
402-049	MERITOR 16.5X5 Q+ CAST SPIDER CAM FRONT BRAKES, DOUBLE ANCHOR, FABRICATED SHOES
403-043	2011/2013-FMVSS 121 FRONT BRAKE LINING
419-023	CONMET CAST IRON FRONT BRAKE DRUMS
409-021	SKF SCOTSEAL PLUS XL FRONT OIL SEALS
408-001	VENTED FRONT HUB CAPS WITH WINDOW, CENTER AND SIDE PLUGS - OIL
416-022	STANDARD SPINDLE NUTS FOR ALL AXLES
405-002	MERITOR AUTOMATIC FRONT SLACK ADJUSTERS
536-050	TRW THP-60 POWER STEERING
539-003	POWER STEERING PUMP
534-015	2 QUART SEE THROUGH POWER STEERING RESERVOIR
40T-002	SYNTHETIC 75W-90 FRONT AXLE LUBE

Front Suspension

620-1F0	12,000# DUAL TAPERLEAF FRONT SUSPENSION
619-005	MAINTENANCE FREE RUBBER BUSHINGS - FRONT SUSPENSION
62H-998	NO FRONT SUSPENSION SPRING BRACKET OPTIONS
410-001	FRONT SHOCK ABSORBERS

Rear Axle and Equipment

420-1C8	DETROIT DA-RS-21.0-4 21,000# R-SERIES SINGLE REAR AXLE
421-614	6.14 REAR AXLE RATIO

Prepared for:
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Data Code	Description
424-001	IRON REAR AXLE CARRIER WITH STANDARD AXLE HOUSING
386-075	MXL 18T MERITOR EXTENDED LUBE MAIN DRIVELINE WITH HALF ROUND YOKES
423-019	MERITOR 16.5X8.62 Q+ CAST SPIDER CAM REAR BRAKES, DOUBLE ANCHOR, FABRICATED SHOES
433-043	2011/2013-FMVSS 121 REAR BRAKE LININGS
434-005	BRAKE CAMS AND CHAMBERS ON FORWARD SIDE OF DRIVE AXLE(S) WITH AUXILIARY SUPPORT BRACKETS
451-023	CONMET CAST IRON REAR BRAKE DRUMS
440-021	SKF SCOTSEAL PLUS XL REAR OIL SEALS
426-074	HALDEX GOLDSEAL LONGSTROKE 1-DRIVE AXLE SPRING PARKING CHAMBERS
428-002	MERITOR AUTOMATIC REAR SLACK ADJUSTERS
41T-002	SYNTHETIC 75W-90 REAR AXLE LUBE

Rear Suspension

622-284	AIRLINER 21,000# REAR SUSPENSION
621-007	AIRLINER HIGH POSITION RIDE HEIGHT
431-001	STANDARD AXLE SEATS IN AXLE CLAMP GROUP
910-001	SINGLE AIR REAR SUSPENSION LEVELING VALVE
623-002	TRANSVERSE CONTROL RODS
439-004	REAR SHOCK ABSORBERS - ONE AXLE (AIR RIDE SUSPENSION)

Brake System

018-002	AIR BRAKE PACKAGE
490-100	WABCO 4S/4M ABS WITHOUT TRACTION CONTROL
871-001	REINFORCED NYLON, FABRIC BRAID AND WIRE BRAID CHASSIS AIR LINES
904-001	FIBER BRAID PARKING BRAKE HOSE
412-001	STANDARD BRAKE SYSTEM VALVES
46D-002	STANDARD AIR SYSTEM PRESSURE PROTECTION SYSTEM
413-002	STD U.S. FRONT BRAKE VALVE
432-003	RELAY VALVE WITH 5-8 PSI CRACK PRESSURE, NO REAR PROPORTIONING VALVE
480-083	WABCO SS-1200 PLUS AIR DRYER WITH INTEGRAL AIR GOVERNOR AND HEATER

Prepared for:
 Brian Brian
 City of Clermont
 685 West Montrose Street
 Clermont, FL 34711
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Data Code	Description
479-015	AIR DRYER FRAME MOUNTED
460-001	STEEL AIR BRAKE RESERVOIRS
477-001	PULL CABLE ON WET TANK, PETCOCK DRAIN VALVES ON ALL OTHER AIR TANKS

Trailer Connections

481-003	12 FOOT STRAIGHT TRAILER AIR HOSE
476-001	18 INCH STAINLESS STEEL SLIDE BAR WITH SPRING TYPE TRAILER AIR HOSE HANGER
484-006	COMBINATION DUMMY GLAD HANDS AND LIGHT PLUG HOLDER
296-010	PRIMARY CONNECTOR/RECEPTACLE WIRED FOR SEPARATE STOP/TURN, ABS CENTER PIN POWERED THROUGH IGNITION
297-005	SAE J560 7-WAY PRIMARY TRAILER CABLE RECEPTACLE FRAME MOUNTED AFT CAB
335-004	UPGRADED CHASSIS MULTIPLEXING UNIT
32A-002	UPGRADED BULKHEAD MULTIPLEXING UNIT
30L-998	NO HIGH CURRENT TRAILER/BODY CABLE
310-002	12 FOOT DETACHABLE STRAIGHT PRIMARY TRAILER ELECTRICAL CABLE WITH SAE J560 CONNECTOR

Wheelbase & Frame

545-380	3800MM (150 INCH) WHEELBASE
546-100	11/32X3-1/2X10-3/16 INCH STEEL FRAME (8.73MMX258.8MM/0.344X10.19 INCH) 120KSI
552-010	1000MM (39 INCH) REAR FRAME OVERHANG
55W-003	FRAME OVERHANG RANGE: 31 INCH TO 40 INCH
AC8-99D	CALC'D BACK OF CAB TO REAR SUSP C/L (CA) : 84.45 in
AE8-99D	CALCULATED EFFECTIVE BACK OF CAB TO REAR SUSPENSION C/L (CA) : 80.25 in
AE4-99D	CALC'D FRAME LENGTH - OVERALL : 218.39
AM6-99D	CALC'D SPACE AVAILABLE FOR DECKPLATE : 62.43 in
FSS-0LH	CALCULATED FRAME SPACE LH SIDE : 81.66 in
FSS-0RH	CALCULATED FRAME SPACE RH SIDE : 89.67 in
553-002	FLANGED TAPERED END OF FRAME
550-001	FRONT CLOSING CROSSMEMBER
559-001	STANDARD WEIGHT ENGINE CROSSMEMBER
562-001	STANDARD MIDSHIP #1 CROSSMEMBER(S)
572-020	INVERTED U TRACTOR CROSSMEMBER

Prepared for:
Brian Brian
City of Clermont
685 West Montrose Street
Clermont, FL 34711
Phone: 352-267-2558

Prepared by:
Bob Scharnick
ORLANDO FREIGHTLINER
2455 S. ORANGE BLOSSOM
TRAIL
APOPKA, FL 32703
Phone: 4072953846

Data Code	Description
565-001	STANDARD SUSPENSION CROSSMEMBER
Chassis Equipment	
674-001	LH BACK OF CAB ACCESS
592-053	14 INCH (350MM) DECK PLATE FLUSH MOUNTED BETWEEN RAILS
556-1AN	THREE-PIECE 14 INCH STEEL CENTER BUMPER WITH FLEXIBLE PLASTIC ENDS
558-001	FRONT TOW HOOKS - FRAME MOUNTED
574-001	BUMPER MOUNTING FOR SINGLE LICENSE PLATE
585-042	BETTS B-25 PAINTED MUDFLAP BRACKETS
590-001	BLACK MUDFLAPS
586-024	FENDER AND FRONT OF HOOD MOUNTED FRONT MUDFLAPS
551-007	GRADE 8 THREADED HEX HEADED FRAME FASTENERS
Fifth Wheel	
578-363	HOLLAND FW35 FLAT PLATE MOUNTED STATIONARY FIFTH WHEEL
577-001	FIFTH WHEEL 00.0MM (00.0 INCH) AHEAD OF SUSPENSION CENTERLINE
582-032	219MM (8.62 INCH) FIFTH WHEEL HEIGHT
570-004	PLATE MOUNT - FIFTH WHEEL MOUNTING
579-005	LH FIFTH WHEEL RELEASE
Fuel Tanks	
204-192	50 GALLON/189 LITER RECTANGULAR ALUMINUM FUEL TANK - LH
218-005	RECTANGULAR FUEL TANK(S)
215-005	PLAIN ALUMINUM/PAINTED STEEL FUEL/HYDRAULIC TANK(S) WITH PAINTED BANDS
212-007	FUEL TANK(S) FORWARD
664-001	PLAIN STEP FINISH
205-001	FUEL TANK CAP(S)
122-1H3	DETROIT FUEL/WATER SEPARATOR WITH WATER IN FUEL SENSOR
216-020	EQUIFLO INBOARD FUEL SYSTEM
202-016	HIGH TEMPERATURE REINFORCED NYLON FUEL LINE
Tires	

Prepared for:
 Brian Brian
 City of Clermont
 685 West Montrose Street
 Clermont, FL 34711
 Phone: 352-267-2558

Prepared by:
 Bob Scharpnick
 ORLANDO FREIGHTLINER
 2455 S. ORANGE BLOSSOM
 TRAIL
 APOPKA, FL 32703
 Phone: 4072953846

Data Code	Description
093-2C5	HANKOOK AL11 11R22.5 14 PLY RADIAL FRONT TIRES
094-2C6	HANKOOK DL11 11R22.5 14 PLY RADIAL REAR TIRES
Hubs	
418-056	CONMET PRESET PLUS IRON FRONT HUBS
450-056	CONMET PRESET PLUS IRON REAR HUBS
Wheels	
502-1F2	22.5X8.25 10-HUB PILOT 2-HAND STEEL DISC FRONT WHEELS
505-1F2	22.5X8.25 10-HUB PILOT 2-HAND STEEL DISC REAR WHEELS
496-011	FRONT WHEEL MOUNTING NUTS
497-011	REAR WHEEL MOUNTING NUTS
Cab Exterior	
829-071	106 INCH BBC FLAT ROOF ALUMINUM CONVENTIONAL CAB
650-009	RUBBER CAB MOUNTS
678-001	LH AND RH GRAB HANDLES
646-009	PAINTED PLASTIC GRILLE
65X-001	ARGENT SILVER HOOD MOUNTED AIR INTAKE GRILLE
644-004	FIBERGLASS HOOD
726-001	SINGLE ELECTRIC HORN
657-001	DOOR LOCKS AND IGNITION SWITCH KEYED THE SAME
575-001	REAR LICENSE PLATE MOUNT END OF FRAME
312-043	INTEGRAL HEADLIGHT/MARKER ASSEMBLY
302-001	(5) AMBER MARKER LIGHTS
294-001	INTEGRAL STOP/TAIL/BACKUP LIGHTS
300-015	STANDARD FRONT TURN SIGNAL LAMPS
744-1BH	DUAL WEST COAST MOLDED-IN COLOR MIRRORS
797-001	DOOR MOUNTED MIRRORS
796-001	102 INCH EQUIPMENT WIDTH
743-1AP	LH AND RH 8 INCH MOLDED-IN COLOR CONVEX MIRRORS MOUNTED UNDER PRIMARY MIRRORS
729-001	STANDARD SIDE/REAR REFLECTORS
73A-002	REAR REFLECTIVE DEVICE
768-043	63X14 INCH TINTED REAR WINDOW

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Data Code	Description
661-003	TINTED DOOR GLASS LH AND RH WITH TINTED NON-OPERATING WING WINDOWS
654-003	MANUAL DOOR WINDOW REGULATORS
663-013	TINTED WINDSHIELD
659-019	2 GALLON WINDSHIELD WASHER RESERVOIR WITHOUT FLUID LEVEL INDICATOR, FRAME MOUNTED

Cab Interior

707-1AM	OPAL GRAY CLOTH INTERIOR
706-013	MOLDED PLASTIC DOOR PANEL
708-013	MOLDED PLASTIC DOOR PANEL
772-006	BLACK MATS WITH SINGLE INSULATION
691-008	FORWARD ROOF MOUNTED CONSOLE WITH UPPER STORAGE COMPARTMENTS WITHOUT NETTING
694-010	IN DASH STORAGE BIN
742-007	(2) CUP HOLDERS LH AND RH DASH
680-006	GRAY/CHARCOAL FLAT DASH
700-002	HEATER, DEFROSTER AND AIR CONDITIONER
701-001	STANDARD HVAC DUCTING
703-005	MAIN HVAC CONTROLS WITH RECIRCULATION SWITCH
170-015	STANDARD HEATER PLUMBING
130-033	DENSO HEAVY DUTY AIR CONDITIONER COMPRESSOR
702-002	BINARY CONTROL, R-134A
739-033	STANDARD INSULATION
285-013	SOLID-STATE CIRCUIT PROTECTION AND FUSES
280-007	12V NEGATIVE GROUND ELECTRICAL SYSTEM
324-014	DOMES LIGHT WITH 3-WAY SWITCH ACTIVATED BY LH AND RH DOORS
655-001	CAB DOOR LATCHES WITH MANUAL DOOR LOCKS
756-1J1	BASIC HIGH BACK NON SUSPENSION DRIVER SEAT WITH FORE AND AFT ADJUSTMENT
760-1DC	BASIC HIGH BACK NON SUSPENSION PASSENGER SEAT
711-004	LH AND RH INTEGRAL DOOR PANEL ARMRESTS
758-036	VINYL WITH VINYL INSERT DRIVER SEAT
761-036	VINYL WITH VINYL INSERT PASSENGER SEAT
763-101	BLACK SEAT BELTS

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Data Code	Description
532-001	FIXED STEERING COLUMN
540-015	4-SPOKE 18 INCH (450MM) STEERING WHEEL
765-002	DRIVER AND PASSENGER INTERIOR SUN VISORS

Instruments & Controls

732-004	GRAY DRIVER INSTRUMENT PANEL
734-004	GRAY CENTER INSTRUMENT PANEL
870-001	BLACK GAUGE BEZELS
486-001	LOW AIR PRESSURE INDICATOR LIGHT AND AUDIBLE ALARM
840-002	2 INCH PRIMARY AND SECONDARY AIR PRESSURE GAUGES
198-025	INTAKE MOUNTED AIR RESTRICTION INDICATOR WITHOUT GRADUATIONS
149-013	ELECTRONIC CRUISE CONTROL WITH SWITCHES IN LH SWITCH PANEL
156-007	KEY OPERATED IGNITION SWITCH AND INTEGRAL START POSITION; 4 POSITION OFF/RUN/START/ACCESSORY
811-042	ICU3S, 132X48 DISPLAY WITH DIAGNOSTICS, 28 LED WARNING LAMPS AND DATA LINKED
160-038	HEAVY DUTY ONBOARD DIAGNOSTICS INTERFACE CONNECTOR LOCATED BELOW LH DASH
844-001	2 INCH ELECTRIC FUEL GAUGE
148-003	PROGRAMMABLE RPM CONTROL - ELECTRONIC ENGINE
856-001	ELECTRICAL ENGINE COOLANT TEMPERATURE GAUGE
864-005	TRANSMISSION OIL TEMPERATURE INDICATOR LIGHT
830-017	ENGINE AND TRIP HOUR METERS INTEGRAL WITHIN DRIVER DISPLAY
372-051	CUSTOMER FURNISHED AND INSTALLED PTO CONTROLS
73B-998	NO LANE DEPARTURE WARNING SYSTEM
852-002	ELECTRIC ENGINE OIL PRESSURE GAUGE
746-1A9	AM/FM RADIO WITH FRONT AND REAR AUXILIARY INPUTS AND J1939
747-001	DASH MOUNTED RADIO
750-002	(2) RADIO SPEAKERS IN CAB
753-001	AM/FM ANTENNA MOUNTED ON FORWARD LH ROOF

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Data Code	Description
810-027	ELECTRONIC MPH SPEEDOMETER WITH SECONDARY KPH SCALE, WITHOUT ODOMETER
817-001	STANDARD VEHICLE SPEED SENSOR
812-001	ELECTRONIC 3000 RPM TACHOMETER
8D1-998	NO DIRECT CONNECT
162-011	IDLE LIMITER, ELECTRONIC ENGINE
482-001	BW TRACTOR PROTECTION VALVE
883-001	TRAILER HAND CONTROL BRAKE VALVE
836-015	DIGITAL VOLTAGE DISPLAY INTEGRAL WITH DRIVER DISPLAY
660-008	SINGLE ELECTRIC WINDSHIELD WIPER MOTOR WITH DELAY
304-001	MARKER LIGHT SWITCH INTEGRAL WITH HEADLIGHT SWITCH
882-004	TWO VALVE PARKING BRAKE SYSTEM WITH WARNING INDICATOR
299-013	SELF CANCELING TURN SIGNAL SWITCH WITH DIMMER, WASHER/WIPER AND HAZARD IN HANDLE
298-039	INTEGRAL ELECTRONIC TURN SIGNAL FLASHER WITH HAZARD LAMPS OVERRIDING STOP LAMPS
869-998	NO MISCELLANEOUS GAUGES
Design	
065-000	PAINT: ONE SOLID COLOR
Color	
980-5F6	CAB COLOR A: L0006EB WHITE ELITE BC
986-020	BLACK, HIGH SOLIDS POLYURETHANE CHASSIS PAINT
98K-998	NO FUEL TANK CABINET PAINT
962-972	POWDER WHITE (N0006EA) FRONT WHEELS/RIMS (PKWHT21, TKWHT21, W, TW)
966-972	POWDER WHITE (N0006EA) REAR WHEELS/RIMS (PKWHT21, TKWHT21, W, TW)
964-6Z7	BUMPER PAINT: FP24812 ARGENT SILVER DUPONT FLEX
963-003	STANDARD E COAT/UNDERCOATING
Certification / Compliance	
996-001	U.S. FMVSS CERTIFICATION, EXCEPT SALES CABS AND GLIDER KITS

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REQUEST FOR INFORMATION

Intent to Utilize the Florida Sheriffs Association Contract to Purchase Fleet Vehicles

CONTACT INFORMATION: Freddy L. Suarez, MPA, CPPB Purchasing Director EMAIL: fsuarez@clermontfl.org Phone: (352) 241-7350	RFI No. 1712-003	ISSUED DATE: December 7, 2016
	NOTICE OF INTENT TO PIGGYBACK A CONTRACT NOTICE END DATE: <u>December 16, 2016 at 2:00 P.M. (EST)</u> DEADLINE FOR WRITTEN QUESTIONS: <u>Not Applicable</u>	

SOLICITATION RESPONSE: Responses will be received until the notice end date specified above or as otherwise amended. No late responses will be accepted.

Responses may be submitted electronically to the Purchasing Director by email.

Hardcopy responses may be delivered to: City of Clermont Purchasing Department, 685 West Montrose Street, 2nd Floor, Clermont, FL 34711.

This Request for Information (RFI) is intended to notify local vendors of the City's intent to utilize other government entities' contract. **This is not an invitation to submit a bid or quote.** If no local vendor responds to the RFI, the Purchasing Department will proceed with utilizing the referenced contract. Local vendor is defined as businesses located in South Lake County, preferably located within the City limits. This notice will be posted for seven (7) business days.

1 – PIGGYBACK CONTRACT INFORMATION

(a) Department: Environmental Services

(b) Company Information: Orlando Freightliner Inc.

(c) Contract Number and Title: FSA16-VEL14.0 titled Cab & Chasis Trucks and Other Fleet Equipment.

(d) Length of Contract: One (1) year from October 1, 2016 to September 30, 2017.

(e) Product or Service Provided: The City of Clermont is planning to purchase following vehicles:

Environmental Services Department

One (1) new 2017 30,000 LB. GVWR CAB & CHASSIS (DUAL REAR WHEEL) – 4X2, FSA Spec #12.

2 – ACTION TO BE TAKEN

If you're a local vendor, please contact the Purchasing Director by email or by mail prior to the "Notice End Date" indicated above to advise whether your company can provide any of the product or service mentioned above.

Prospective local vendor respondents are requested to provide information regarding their ability to provide the product or serve described. **Respondents are not to provide pricing.** All responses will be evaluated by the Purchasing Department and the Department requesting the product or service which will be the sole determining power in establishing the approved equal status of the commodity offered by the respondent.



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, January 17, 2017		
Agenda Item Name		
Piggyback Contract Award		
Requested Action		
Recommend to approve a piggyback contract number FSA16-VEL 24.0 from the Florida Sheriffs Association with HubCity Ford to purchase eight police vehicles.		
Staff Report		
The Purchasing Department and the Police Department recommend approval of the above action. At the request of the Police Department, the Purchasing Department sought a contract from the Florida Sheriffs Association to purchase eight police vehicles. In accordance with the direction of City Council, the Purchasing Department issued a Request for Interest (RFI) number 1712-004 to notify local vendors of the City's intent to utilize other governmental entities' contract. The RFI was posted on the City's website for seven (7) business days. At the completion of the RFI, the Purchasing Department received no interest. Based on this, staff recommends that Council approve to piggyback the Florida Sheriffs Association contract. The Florida Sheriffs Association contract was obtained through a fully competitive solicitation and complies with the City of Clermont Purchasing Policy.		
Additional Analysis		
Fiscal Impact Summary		
The fiscal impact of \$210,448.00 is included in the current year approved budget.		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Vehicle Quote	Vehicle Quote.pdf	
2. RFI 1712-004	RFI 1712-004.pdf	

Fleet Department
windrow1@windrowfleetsales.com



Phone: (800) 972-3673
Office: (850) 398-6810
Cell: (850) 393-4723
Fax: (850) 398-6827

12/19/2016
CAPTAIN
MICHAEL McMASTER
CLERMONT POLICE DEPT
352-267-3163
352-267-3163 CELL
MMCMaster@CLERMONTFL.ORG

CONTRACT # FSA16-VEL-24

Exterior Vehicle Color	Emergency Lighting:	Driver side	Passenger side
	Color	Lights	
Interior Vehicle Color	Color	Lenses	
We Appreciate your interest in the 2016/2017 Florida Sheriff's Association of counties purchasing contract. Listed below are items we discussed.			
			Price
	2017 FORD TAURUS INTERCEPTOR POLICE AWD (2M) SPEC #04		\$23,139.00
21D	DRIVER SIDE SPOT LIGHT		INC
77B	REAR VIEW CAMERA (REAR VIEW MIRROR DISPLAYED)		INC
13C	COURTESY LAMPS		\$19.00
53M	SYNC (BLUETOOTH)		\$294.00
47K	(4) REMAPPABLE STEERING WHEEL SWITCHES W/VOICE		\$149.00
18G	REAR DOOR HANDLES & DOOR LOCKS INOP		\$34.00
67D	REAR POWER WINDOW DELETE		\$24.00
60P	KEYLESS ENTRY FOB		\$254.00
76R	REVERSE SENSING		\$294.00
77E	POLICE WIRE HARNESS CONNECTOR KIT FT		\$104.00
51J	POLICE WIRE HARNESS CONNECTOR KIT REAR		\$129.00
AK-KF	THIRD KEY & FOB		\$270.00
65E	(2) TONE PAINT DOORS WHITE (FROM WINDOW DOWN)		\$1,596.00
			\$26,306.00
	8 X		\$ 210,448.00

Joe Windrow
Fleet Sales Manager
850-398-6810 Office
850-393-4723 Cell

All vehicles will be ordered **WHITE** unless agency chooses a different color.
Please return quote along with purchase order.

4060 South Ferdon Blvd., Crestview, FL 32536



REQUEST FOR INFORMATION

Intent to Utilize the Florida Sheriffs Association Contract to Purchase Fleet Vehicles

CONTACT INFORMATION:	RFI No. 1712-004	ISSUED DATE: December 19, 2016
Bibi Boodram Senior Purchasing Agent EMAIL: bboodram@clermontfl.org Phone: (352) 241-7350	NOTICE OF INTENT TO PIGGYBACK A CONTRACT NOTICE END DATE: <u>December 29, 2016 at 2:00 P.M. (EST)</u> DEADLINE FOR WRITTEN QUESTIONS: <u>Not Applicable</u>	

SOLICITATION RESPONSE: Responses will be received until the notice end date specified above or as otherwise amended. No late responses will be accepted.

Responses may be submitted electronically to the Senior Purchasing Agent by email.

Hardcopy responses may be delivered to: City of Clermont Purchasing Department, 685 West Montrose Street, 2nd Floor, Clermont, FL 34711.

This Request for Information (RFI) is intended to notify local vendors of the City's intent to utilize other government entities' contract. **This is not an invitation to submit a bid or quote.** If no local vendor responds to the RFI, the Purchasing Department will proceed with utilizing the referenced contract. Local vendor is defined as businesses located in South Lake County, preferably located within the City limits. This notice will be posted for seven (7) business days.

1 – PIGGYBACK CONTRACT INFORMATION

(a) Department: Police

(b) Company Information: HubCity Ford

(c) Contract Number and Title: FSA16-VEL 24.0 titled Police Tated, Administrative, Utility Vehicles, Trucks & Vans.

(d) Length of Contract: One (1) year from October 1, 2016 to September 30, 2017.

(e) Product or Service Provided: The City of Clermont is planning to purchase following vehicles:

Police Department

Eight (8) new 2017 Ford Taurus Interceptors Police AWD (2m) SPEC #04.

2 – ACTION TO BE TAKEN

If you're a local vendor, please contact the Purchasing Director by email or by mail prior to the "Notice End Date" indicated above to advise whether your company can provide any of the product or service mentioned above.

Prospective local vendor respondents are requested to provide information regarding their ability to provide the product or serve described. **Respondents are not to provide pricing.** All responses will be evaluated by the Purchasing Department and the Department requesting the product or service which will be the sole determining power in establishing the approved equal status of the commodity offered by the respondent.



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date	
Tuesday, January 17, 2017	
Agenda Item Name	
Ordinance No. 2017-04 <i>Final</i> <i>The Addison</i>	
Requested Action	
Recommend approval of Ordinance 2017-04.	
Staff Report	
The applicant, B&S Engineering Consultants, is requesting a rezoning from C-2 General Commercial to Planned Unit Development (PUD) to develop The Addison, an apartment community (formerly known as Palisades at Clermont). The 19.17-acre property is located at the northwest corner of Hooks Street and Citrus Tower Boulevard and extends west towards Oakley Seaver Drive. The property has been previously altered with mining activities and is currently vacant. The applicant desires to develop the site for a multi-family development with up to 12 units per acre, or a total of up to 230 units. The applicant has provided a conceptual site plan, prepared by B&S Engineering Consultants, dated 12-01-16, showing the layout of the buildings and parking on the site. The project will consist of 16 multi-story buildings with a clubhouse and other amenities for the residents. The proposal is for multi-family use only with no commercial development proposed. Because the site has been previously disturbed, the applicant is requesting several waivers to deal with the existing conditions. The applicant is requesting cut and fill up to 25 feet over the project area. This is due to the existing man-made holes on the site from the mining activity and stock piling of roadway material (spoils) from Hooks Street and the surrounding road construction activities. This was permitted under the current St. Johns River Water Management District (SJRWMD) Permit 89835. The applicant is requesting 4:1 grades to assist with transitioning the grade over the site. The 4:1 slope is also being requested in the landscape buffers, where needed. The applicant is requesting a maximum retaining wall height of 13 feet. When two wall segments are required, the applicant is requesting a 3-foot terrace instead of a 5-foot terrace. The applicant is requesting that the development be gated with private streets. The applicant is requesting that driveway access and parking be allowed to be constructed below the center line of adjoining roads, with the City Engineer's approval. The applicant has indicated they can serve the entire development with one central compactor for solid waste collection and is seeking a waiver to the land development code (LDC) for dumpsters. Staff acknowledges the site has been disturbed and the original topography has been altered, as evident from historical aerial photography and from the SJRWMD permit. Staff understands the site will be challenging to develop and the very nature of the PUD zoning allows waivers to the LDC. The traffic report indicates the proposed development will not require additional improvements to the surrounding roadway systems. The impact on the Lake County School District by the proposed development is still being evaluated, and the applicant acknowledges they will be required to participate in any mitigation that may be warranted for school concurrency. Staff has reviewed the applicant's request for a rezoning from C-2 General Commercial to PUD zoning. Staff believes the proposal meets the standards with regard to Section 122-315, Review Criteria for a PUD. Therefore,	

staff recommends approval of Ordinance 2017-04.

At the Planning & Zoning Commission meeting Jan. 3, 2017, Commissioner Cuqui Whitehead moved to recommend approval of the rezoning; seconded by Commissioner Carlos Solis. The vote was 4-1 to recommend approval, with Commissioner Judy Proli opposing.

Additional Analysis

Fiscal Impact Summary

Fiscal Impact

Fund Number and Description

Available Budget Amount

Exhibits Attached (copies of original agreements)

- | | | |
|----|-------------|-------------------------------|
| 1. | Ordinance | REZ ORD 2017-04.docx |
| 2. | Maps | The Addison Maps.pdf |
| 3. | Site plan | Site plan.pdf |
| 4. | Elevation | Elevations.pdf |
| 5. | Application | REZ application.pdf |
| 6. | Legal ad | The Addison PUD legal ad.docx |

CITY OF CLERMONT
ORDINANCE No. 2017-04

AN ORDINANCE UNDER THE CODE OF ORDINANCES OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF CLERMONT REFERRED TO IN CHAPTER 122 OF ORDINANCE NO. 289-C, CODE OF ORDINANCES; REZONING THE REAL PROPERTIES DESCRIBED HEREIN AS SHOWN BELOW; PROVIDING FOR SEVERABILITY, EFFECTIVE DATE, AND PUBLICATION.

The City Council of the City of Clermont, Lake County, Florida hereby ordains that:

SECTION 1:

The Official Zoning Map of the City of Clermont, Lake County, Florida referred to in Chapter 122 of Ordinance No. 289-C, Code of Ordinances, is hereby amended by rezoning the following described property:

LEGAL DESCRIPTION

PARCEL A

Southeast 1/4 of the Southeast 1/4 of the Northeast 1/4 of Section 29, Township 22 South, Range 26 East, also described as Tract 32 of Section 29, Township 22 South, Range 26 East, according to the plat of Lake Highlands Company, filed January 10, 1914, and recorded in Plat Book 2, Page 25, Public Records of Lake County, Florida, less and except a strip of land 15 feet wide along the East and also along the South side thereof, reserved for one-half of roadway, as shown on said plat of Lake Highland Company. Also Less and Except the land described in the Statutory Warranty Deeds in favor of Lake County recorded in Official Records Book 2360, Page 706 and Page 714 and Official Records Book 2646, Page 47, Public Records of Lake County, Florida.

AND

PARCEL B

A portion of the Northeast one-quarter (NE 1/4) of Section 29, Township 22 South, Range 26 East, Lake County, Florida, being more particularly described as follows:

Begin at a one-half inch iron rod (LS# 2142) monumenting the Southwest corner of Lot 51, Summit Subdivision, recorded in Plat Book 8, Page 7 of the Public Records of Lake County, Florida; thence North 86°18'10" East along the monumented South line of said Summit Subdivision, 640.06 feet; thence South 04°06'36" East along a line 15.00 feet West of and parallel with the East line of the Northeast one-quarter (NE 1/4) of said Section 29, a distance of 116.58 feet; thence South 87°08'43" West along the South line of the Northeast one-quarter (NE 1/4) of the Southeast one-quarter (SE 1/4) of the Northeast one-quarter (NE 1/4) of said Section 29, a distance of 643.56 feet; thence North 04°06'48" West along the West line of the Northeast one-quarter (NE 1/4) of the Southeast one-quarter (SE 1/4) of the Northeast one-quarter (NE 1/4) of said Section 29, a distance of 107.12 feet; thence North 86°18'10" East, 3.36 feet to the Point of Beginning.

CITY OF CLERMONT
ORDINANCE No. 2017-04

Less and Except the land described in the Corrective Quit Claim Deed recorded in Official Records Book 2926, Page 2335, Public Records of Lake County, Florida.

PARCEL C

Tract 31, Section 29, Township 22 South, Range 26 East, Lake Highlands County, according to the map or plat thereof as recorded in Plat Book 2, Page 25, Public Records of Lake County, Florida.

Less and Except the land described in the Corrective Deed recorded June 23, 2008 in Official Records Book 3643, Page 2021, Public Records of Lake County, Florida.

Together with that certain non-exclusive storm water drainage easement by and between Sandhill Commons Property Owners' Association and Dewitt Enterprises, Inc. recorded June 29, 2012, in Book 4181, Page 423, Public Records of Lake County, Florida.

Containing 19.17 acres more or less, and being subject to any easements, rights-of-way or restrictions of record.

LOCATION

Northwest corner of Hooks Street and Citrus Tower Blvd
AK 3771657, 1114985, 1112192

FROM: C-2 GENERAL COMMERCIAL
TO: PLANNED UNIT DEVELOPMENT

SECTION 2 - General Conditions:

This application is for a Planned Unit Development to allow for a multi-family residential Planned Unit Development; be granted subject to the following conditions:

1. The conditions as set forth in this Planned Unit Development shall be legally binding upon any heirs, assigns and successors in title or interest.
2. The property shall be developed in substantial accordance with the Site Plan prepared by B&S Engineering Consultants, LLC, dated December 1, 2016, Palisades at Clermont, LLC, Site Plan. Formal construction plans incorporating all conditions stated in this permit shall be submitted for review and approved by the Site Review Committee prior to the issuance of a zoning clearance or other development permits.

CITY OF CLERMONT
ORDINANCE No. 2017-04

3. No person, firm, corporation or entity shall erect, construct, enlarge, alter, repair, remove, improve, move, convert, or demolish any building or structure, or alter the land in any manner within the boundary of the project without first submitting necessary plans, obtaining necessary approvals, and obtaining necessary permits in accordance with the City of Clermont Land Development Regulations and those of other appropriate jurisdictional entities.

SECTION 3 - Land Uses and Specific Conditions:

1. A total of up to 230 multi-family dwelling units may be permitted on the site, not to exceed a density of 12 units per acre within the project.
2. Setbacks for Multi-family
 - From Hooks Street: 25 feet from the property line
 - From Oakley Seaver: 25 feet from property line
 - From Citrus Tower: 25 feet from property line
 - Rear: 25 feet from the property line
3. The multi-family project will have private gated streets that will be maintained by the developer or designated party.
4. Driveway access and parking for the project may be below the centerline of adjoining roads and will be subject to the approval of the City Engineer.
5. The project may have elevation changes of up to 25 feet in height over the project site through the use of cut and fill. These changes will be submitted to the City Engineer at the time of final engineering.
6. Retaining wall heights up to 13 feet in height are allowed to deal with the extreme grades on the site. 3 foot terrace between walls can be utilized where two wall segments are required.
7. The project may have slopes of 4:1 on the pervious areas of the site, including the landscape buffer.
8. A trash compacter may be substituted for dumpsters for the project if the Applicant can demonstrate it can sufficiently meet the waste demands for the project. If this cannot be demonstrated, then one dumpster per 25 units shall be provided.
9. The project shall be developed according to the C-2 General Commercial zoning designation in the Land Development Code, unless expressly stated above.

SECTION 4:

All Ordinances or parts of this Ordinance in conflict herewith are hereby repealed.

CITY OF CLERMONT
ORDINANCE No. 2017-04

SECTION 5:

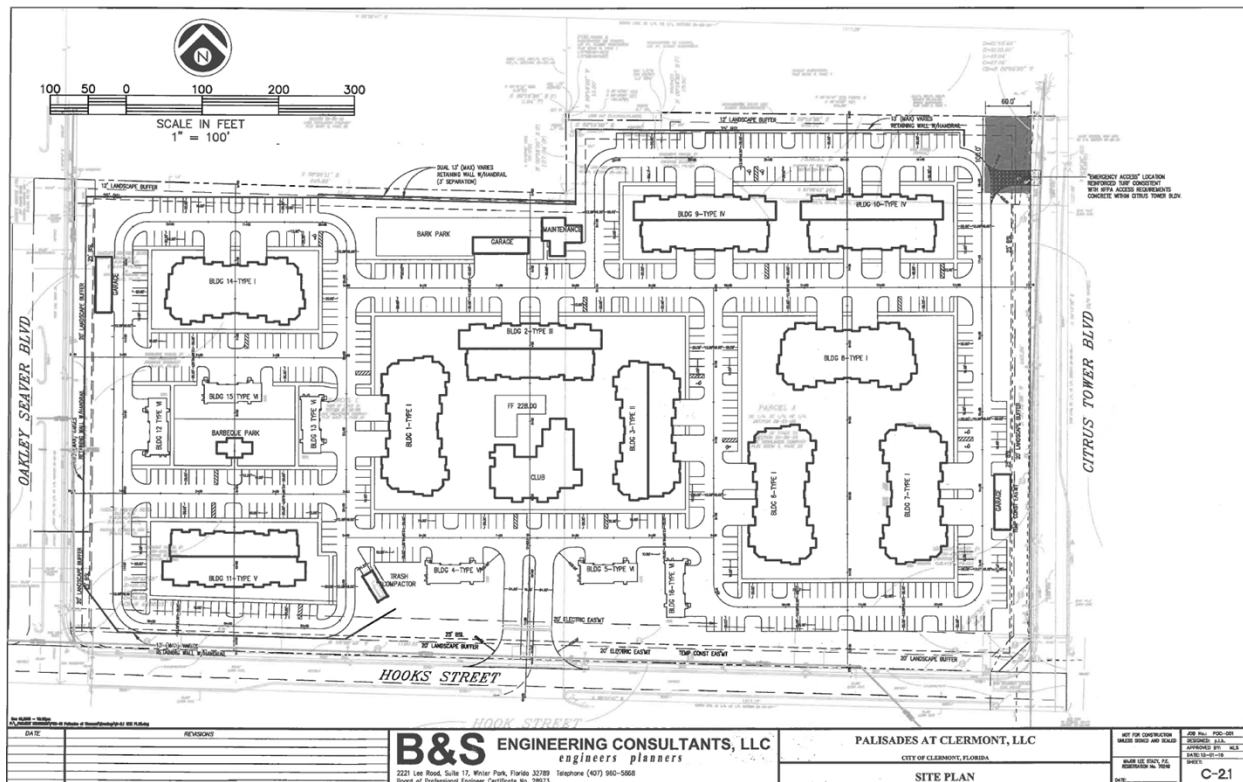
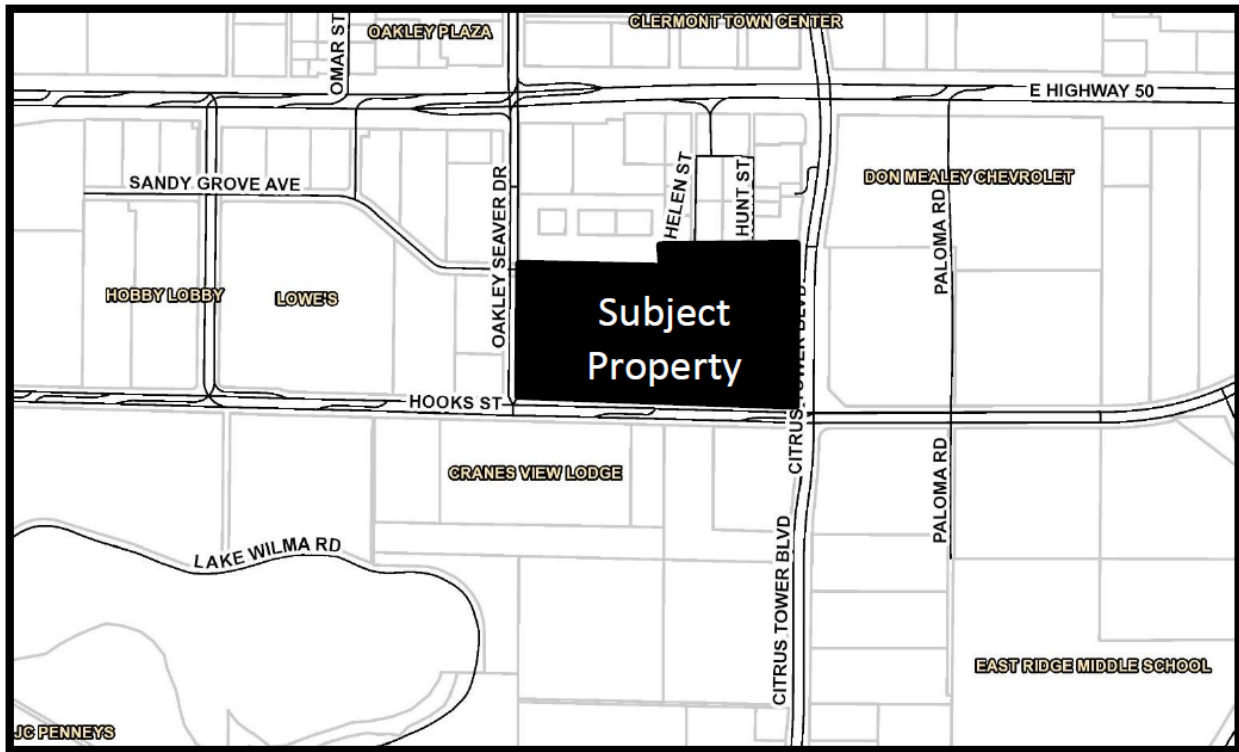
Should any Section or part of this Section be declared invalid by any court of competent jurisdiction, such adjudications shall not apply to or affect any other provision of this Ordinance, except to the extent that the entire Section or part of the Section may be inseparable in meaning and effect from the Section to which such holding shall apply.

SECTION 6:

This Ordinance shall be published as provided by law, and it shall become law and take effect upon its Second Reading and Final Passage.

CITY OF CLERMONT
ORDINANCE No. 2017-04

Location map:



CITY OF CLERMONT
ORDINANCE No. 2017-04

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 17th day of January, 2017.

CITY OF CLERMONT

Gail L. Ash, Mayor

ATTEST:

Tracy Ackroyd Howe, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

Exhibit - Location Map The Addison

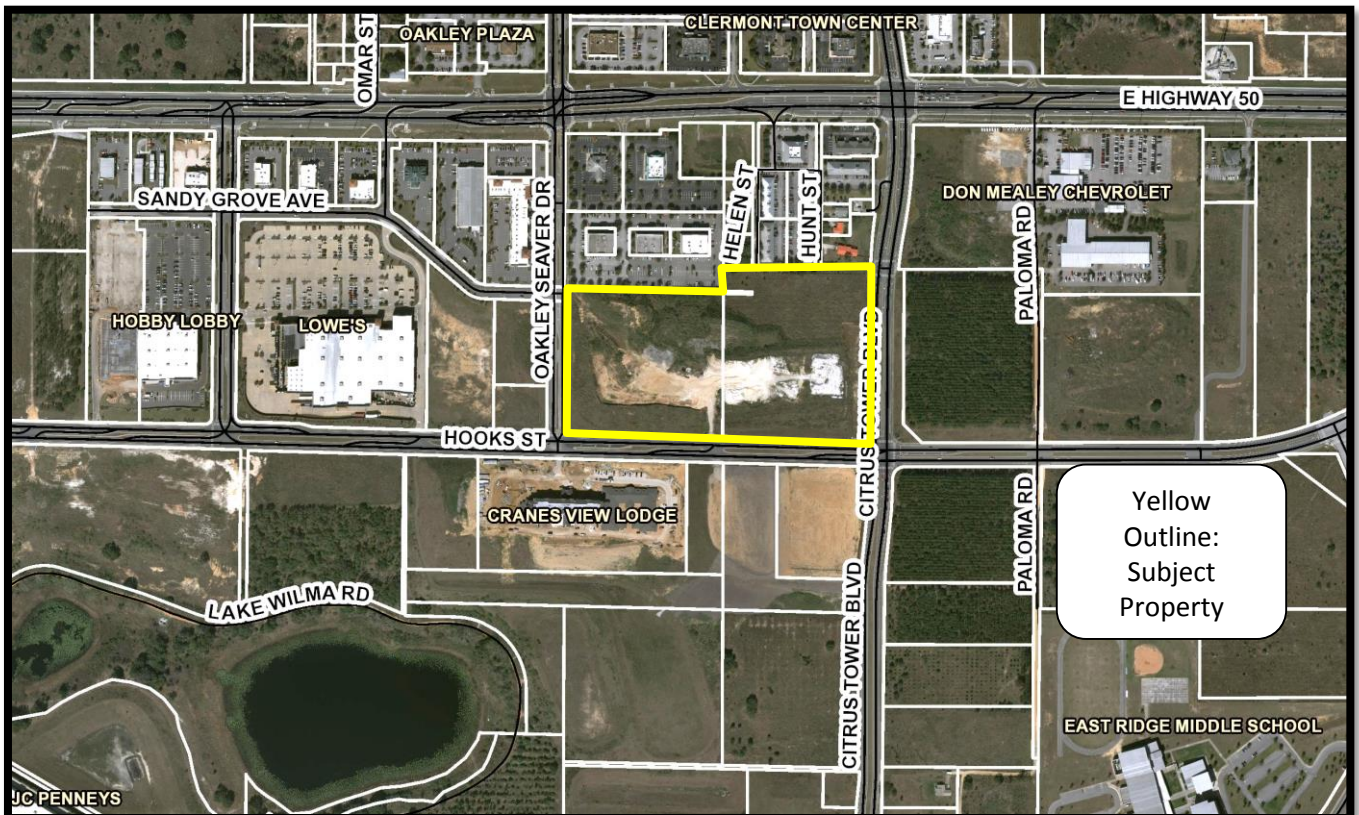
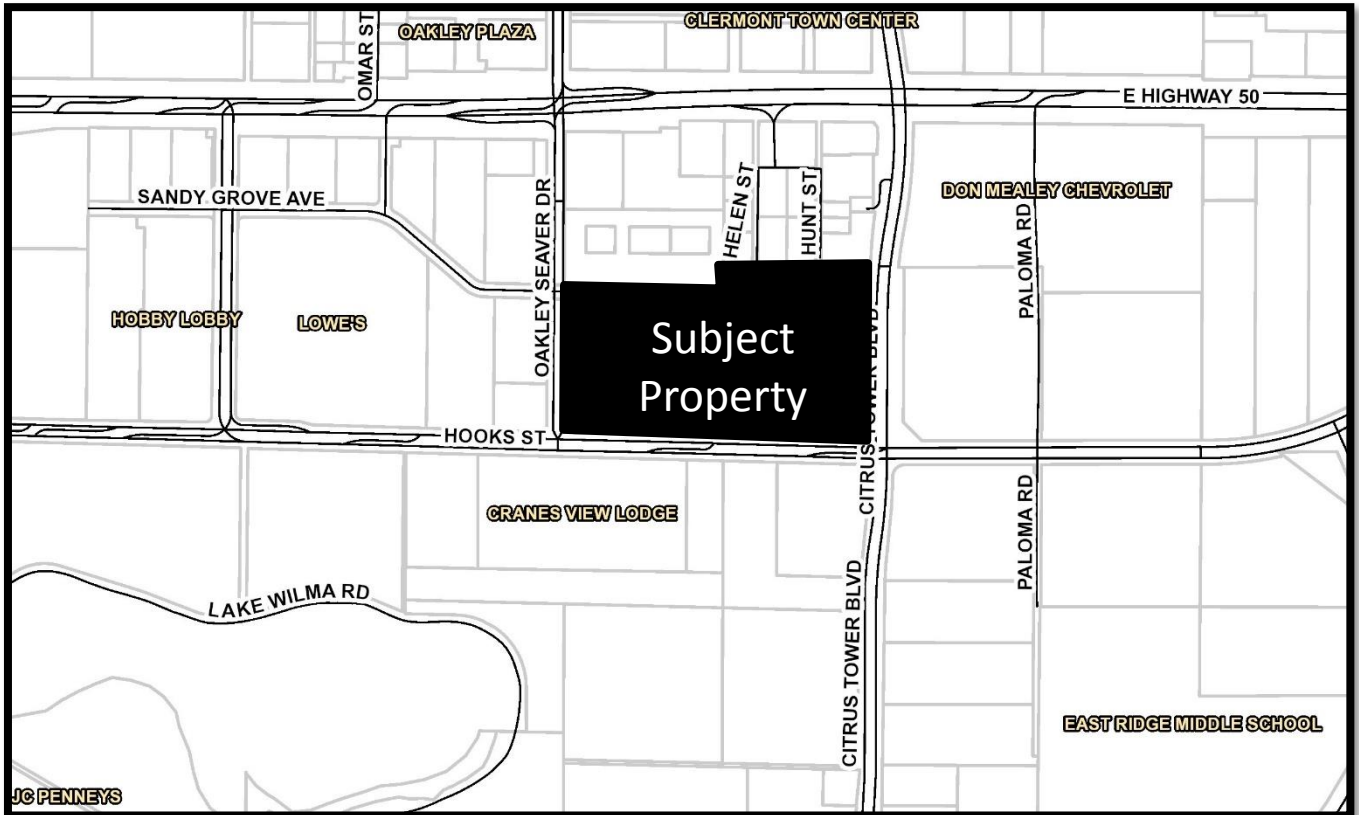
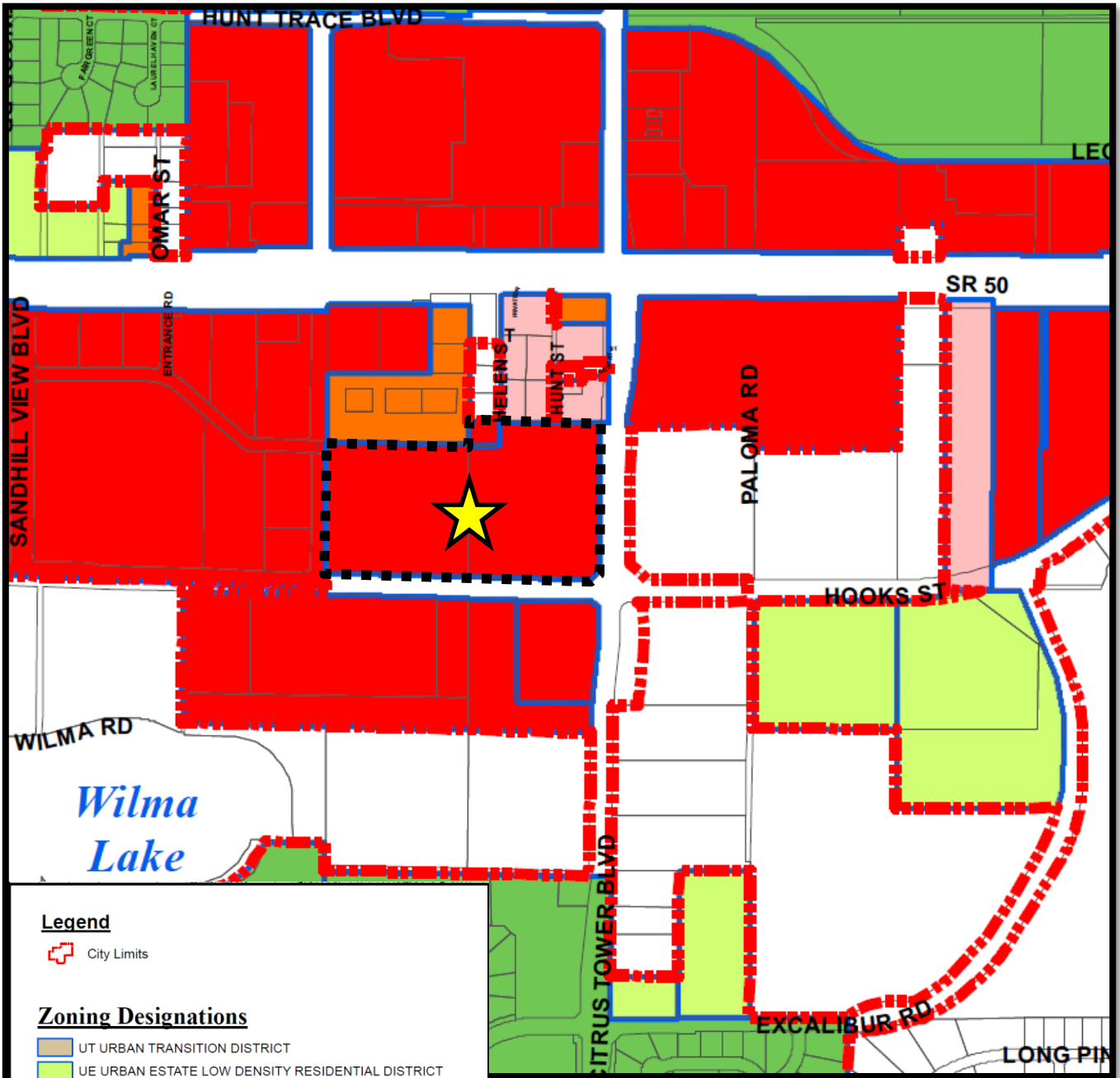


Exhibit – Zoning The Addison



Legend

 City Limits

Zoning Designations

-  UT URBAN TRANSITION DISTRICT
-  UE URBAN ESTATE LOW DENSITY RESIDENTIAL DISTRICT
-  R-1-A SINGLE FAMILY LOW DENSITY RESIDENTIAL DISTRICT
-  R-1 SINGLE FAMILY MEDIUM DENSITY RESIDENTIAL DISTRICT
-  R-2 MEDIUM DENSITY RESIDENTIAL DISTRICT
-  R-3-A RESIDENTIAL/PROFESSIONAL DISTRICT
-  R-3 RESIDENTIAL/PROFESSIONAL DISTRICT
-  O-1 OFFICE DISTRICT
-  C-1 LIGHT COMMERCIAL DISTRICT
-  C-2 GENERAL COMMERCIAL DISTRICT
-  CBD CENTRAL BUSINESS DISTRICT
-  M-1 INDUSTRIAL DISTRICT
-  CD COMMERCE DISTRICT
-  PR PARKS AND RECREATION DISTRICT
-  PUD PLANNED UNIT DEVELOPMENT
-  AREAS NOT WITHIN THE CITY LIMITS

Boundary Survey

DESCRIPTION AS FURNISHED: The land referred to herein below is situated in the County of Lake, State of Florida , and is described as follows:

PARCEL A

Southeast 1/4 of the Southeast 1/4 of the Northeast 1/4 of Section 29, Township 22 South, Range 26 East, also described as Tract 32 of Section 29, Township 22 South, Range 26 East, according to the plat of Lake Highlands Company, filed January 10, 1914, and recorded in Plat Book 2, Page 25, Public Records of Lake County, Florida, less and except a strip of land 15 feet wide along the East and also along the South side thereof, reserved for one-half of roadway, as shown on said plat of Lake Highlands Company.

Also Less and Except the land described in the Statutory Warranty Deeds in favor of Lake County recorded in Official Records Book 2360, Page 706 and Page 714 and Official Records Book 2646, Page 47, Public Records of Lake County, Florida.

AND

PARCEL B

A portion of the Northeast one-quarter (NE 1/4) of Section 29, Township 22 South, Range 26 East, Lake County, Florida, being more particularly described as follows:

Begin at a one-half inch iron rod (LS# 2142) monumenting the Southwest corner of Lot 51, Summit Subdivision, recorded in Plat Book 8, Page 7 of the Public Records of Lake County, Florida; thence North 86°18'10" East along the monumented South line of said Summit Subdivision, 640.06 feet; thence South 04°06'36" East along a line 15.00 feet West of and parallel with the East line of the Northeast one-quarter (NE 1/4) of said Section 29, a distance of 116.58 feet; thence South 87°08'43" West along the South line of the Northeast one-quarter (NE 1/4) of the Southeast one-quarter (SE 1/4) of the Northeast one-quarter (NE 1/4) of said Section 29, a distance of 643.56 feet; thence North 04°06'48" West along the West line of the Northeast one-quarter (NE 1/4) of the Southeast one-quarter (SE 1/4) of the Northeast one-quarter (NE 1/4) of said Section 29, a distance of 107.12 feet; thence North 86°18'10" East, 3.36 feet to the Point of Beginning.

Less and Except the land described in the Corrective Quit Claim Deed recorded in Official Records Book 2926, Page 2335, Public Records of Lake County, Florida.

PARCEL C

Tract 31, Section 29, Township 22 South, Range 26 East, Lake Highlands County, according to the map or plat thereof as recorded in Plat Book 2, Page 25, Public Records of Lake County, Florida.

Less and Except the land described in the Corrective Deed recorded June 23, 2008 in Official Records Book 3643, Page 2021, Public Records of Lake County, Florida.

Together with that certain non-exclusive stormwater drainage easement by and between Sandhill Commons Property Owners' Association and Dewitt Enterprises, Inc. recorded June 29, 2012, in Book 4181, Page 423, Public Records of Lake County, Florida.

BOUNDARY SURVEY FOR / CERTIFIED TO: Deion Lowery;

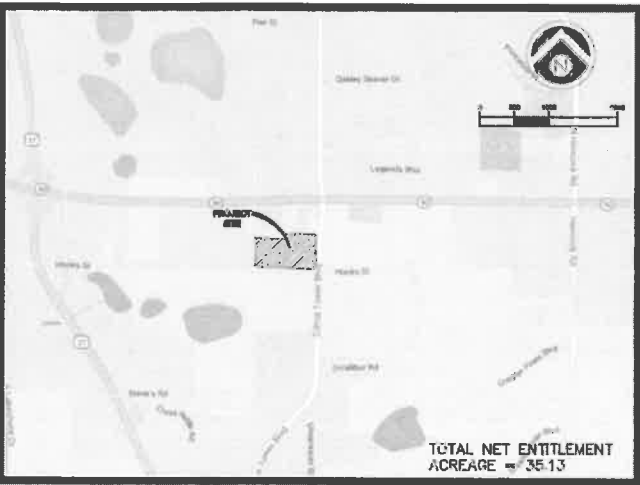
SOILS MAP

SCALE: 1"=400'



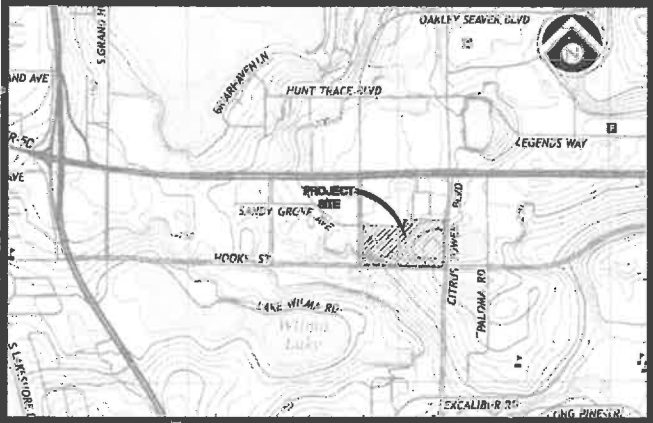
SOIL TYPE	SOIL NAME	HYDROLOGIC GROUP
8	CANDLER, 0 TO 5 PERCENT	A
9	CANDLER, 5 TO 12 PERCENT	A
37	CANDLER, 12 TO 40 PERCENT	A

LOCATION MAP



USGS MAP

SCALE: 1"=1500'



PLANNED UNIT DEVELOPMENT

PALISADES AT CLERMONT

PARCEL ID # 9-22-26-130501700000

& 09-22-26-1305031000000

PREPARED FOR

PALISADES AT CLERMONT, LLC

1556 LAKE WHITNEY DRIVE

WINDERMERE, FLORIDA 32786

PROJECT TEAM

OWNER

DEWITT ENTERPRISES, INC.
14463 W. COLONIAL DRIVE
WINTER GARDEN, FL 34787

APPLICANT

PALISADES AT CLERMONT, LLC
LAKE WHITNEY DRIVE
WINDERMERE, FLORIDA 32786

ENGINEER

B&S ENGINEERING CONSULTANTS, LLC
MAJOR STACY, P.E.
2221 LEE ROAD SUITE 17
WINTER PARK, FLORIDA 32789
PHONE: 407-960-5868

ARCHITECT

CHARLAN BROCK AND ASSOCIATES
1770 FENNELL ST.
MAITLAND, FL 32751
PHONE: 407-660-8900

ENVIRONMENTALIST

UNIVERSAL ENGINEERING SCIENCES
3532 MAGGIE BOULEVARD
ORLANDO, FLORIDA 32811
PHONE: 407-423-0504

SHEET INDEX

Sheet Number	Sheet Title	Rev
C-0.0	COVER SHEET	
C-1.1	VARIANCE REQUESTS	
C-1.2	EXISTING CONDITIONS	
C-2.1	SITE PLAN	
C-3.1	UTILITY PLAN	
C-3.2	AUTOTURN EXHIBIT	
C-4.1	DRAINAGE PLAN	
PP-1	STREETS A & B PROFILE	
PP-2	STREET C PROFILE	
PP-3	STREET D PROFILE	
PP-4	STREETS E & F PROFILE	
PP-5	STREET G PROFILE	
PP-6	SITE SECTION 100	
PP-7	SITE SECTION 200	
PP-8	SITE SECTION 300	

SITE DATA

SECTION/TOWNSHIP/RANGE:

PROPERTY AREA:

EXISTING ZONING:

EXISTING USE:

PROPOSED ZONING:

PROPOSED USE:

MAX BUILDING HEIGHT:

VEGETATION:

SETBACKS:

FRONT (HOOKS STREET) 25'
SIDE (CITRUS TOWER BLVD)
(OAKLEY SEAVER BLVD) 25'
REAR 25'

VARIANCES:

9/22S/26E

±19.17 AC

C-2

BORROW PIT/MINE

PLANNED DEVELOPMENT

MULTI FAMILY / SENIOR'S DENSITY:

12 DU/AC MAX = 230 UNITS

3 STORIES

EXISTING BORROW PIT

PARKING AS PROPOSED:

MINIMUM PARKING REQ	TOTAL
TOTALS	
1 BED - 96 (1.5)	84
2 BED - 122 (2)	244
3 BED - 52 (2.5)	130
REQUIRED	458
HANDICAP REQUIRED	9
PROVIDED	
STANDARD 18'x20'	444
HANDICAP 12'x20'	24
GARAGE	63
TOTAL	531

APPLY TO ENTIRE PROPERTY AS
DETAILED ON SHEET C-1.1

PER CITY CODE

UTILITY SERVICE PROVIDERS

WATER

CITY OF CLERMONT
685 W. MONTROSE STREET
CLERMONT, FL 34711
PHONE: 352-241-7335

PHONE

CENTURY LINK
280 CITRUS TOWER BOULEVARD
CLERMONT, FL 34711
PHONE: 800-672-6242

SEWER

CITY OF CLERMONT
685 W. MONTROSE STREET
CLERMONT, FL 34711
PHONE: 352-241-7335

CABLE

BRIGHT HOUSE NETWORKS, LLC
602 HWY 50
CLERMONT, FL 34711
PHONE: 352-245-2408

ELECTRIC

DUKE ENERGY
P.O.BOX 120069
CLERMONT, FL 34712
PHONE: 352-241-7335

NOTES:

- PROPOSED FFE AND GRADING SHOWN AS CONCEPTUAL.
- THE FINAL ENGINEERING PLANS WILL BE CONSISTENT WITH NFPA AND CITY OF CLERMONT CODE. THIS INCLUDES CUL-DE-SACS AND HAMMERHEADS FOR ANY DEAD END EXCEEDING 150 FEET.
- LANDSCAPE ISLAND WILL BE A MINIMUM OF 300 S.F. AT FINAL ENGINEERING.
- A SECONDARY EMERGENCY ACCESS POINT WILL BE PROVIDED AT FINAL ENGINEERING THIS ACCESS MAY CONSIST OF STABILIZED REINFORCED GRASS PAVERS AND CRASH GATES.



NOT FOR CONSTRUCTION
UNLESS SIGNED AND SEALED

DESIGNED: p.l.s.

APPROVED BY: M.L.S.

DATE: 12-01-16

MAJOR LEE STACY, P.E.
REGISTRATION No. 70249

SHEET:

JOB No.: PDC-001

DESIGNED: p.l.s.

APPROVED BY: M.L.S.

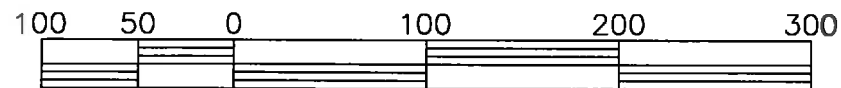
DATE: 12-01-16

MAJOR LEE STACY, P.E.
REGISTRATION No. 70249

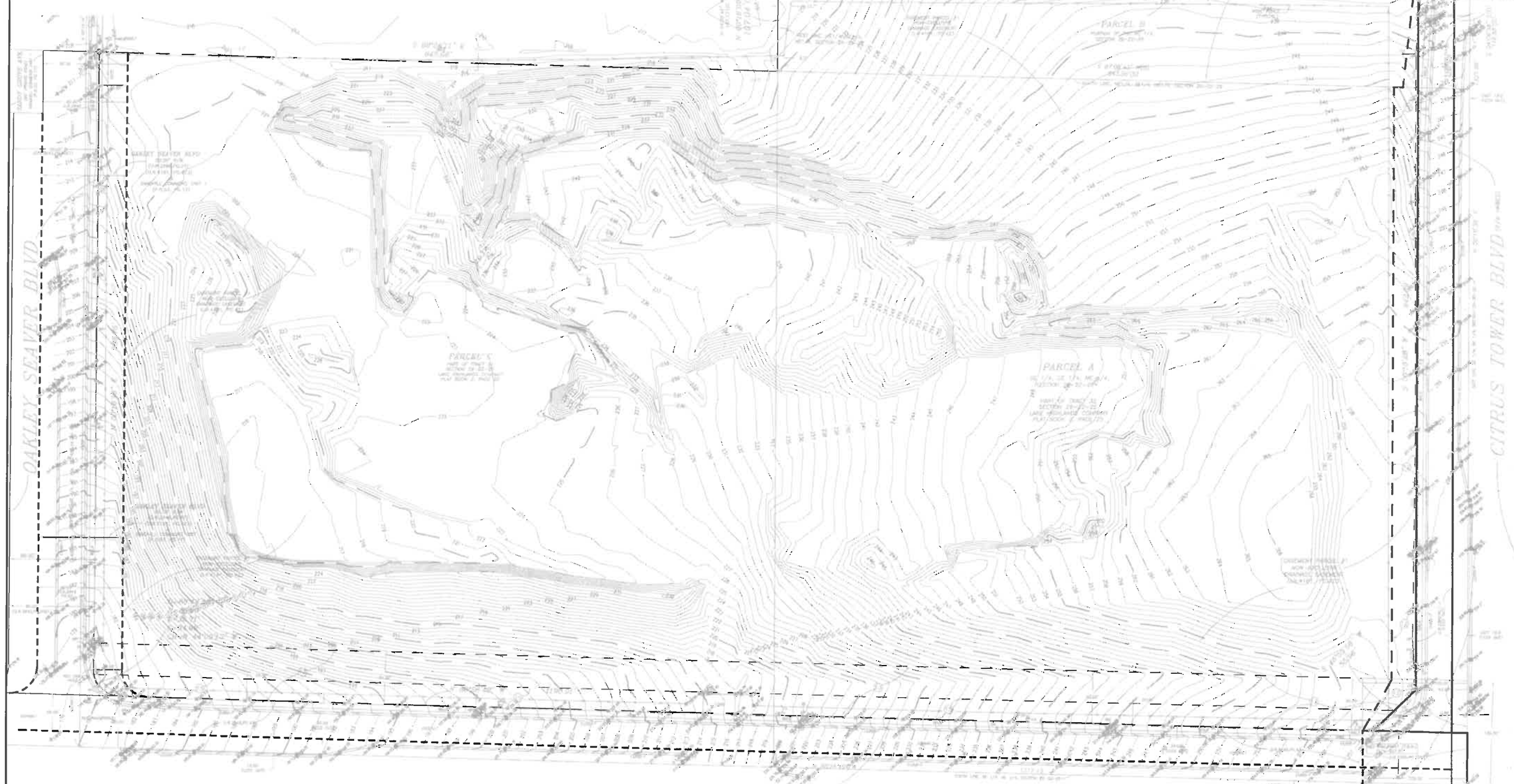
SHEET:

C-0.0

DATE	REVISIONS	B&S ENGINEERING CONSULTANTS, LLC engineers planners 2221 Lee Road, Suite 17, Winter Park, Florida 32789 Board of Professional Engineer Certificate No. 28973 Telephone (407) 960-5868	PALISADES AT CLERMONT, LLC	NOT FOR CONSTRUCTION UNLESS SIGNED AND SEALED	JOB No.: POC-001
				CITY OF CLERMONT, FLORIDA	DESIGNED: p.l.b.
			VARIANCE REQUESTS	APPROVED BY: _____	APPROVED BY: MLS
				MAJOR LEE STACY, P.E. REGISTRATION No. 70249	DATE: 12-01-16
				DATE: _____	SHEET: C-1.1



SCALE IN FEET
1" = 100'



Dec 01, 2016 - 12:25pm
P:\PROJECT DRAWINGS\POC-01 Palisades at Clermont\POC-12 EXISTING CONDITIONS.dwg

DATE	REVISIONS

B&S ENGINEERING CONSULTANTS, LLC
engineers planners

2221 Lee Road, Suite 17, Winter Park, Florida 32789 Telephone (407) 960-5868
Board of Professional Engineer Certificate No. 28973

PALISADES AT CLERMONT, LLC

CITY OF CLERMONT, FLORIDA

EXISTING CONDITIONS

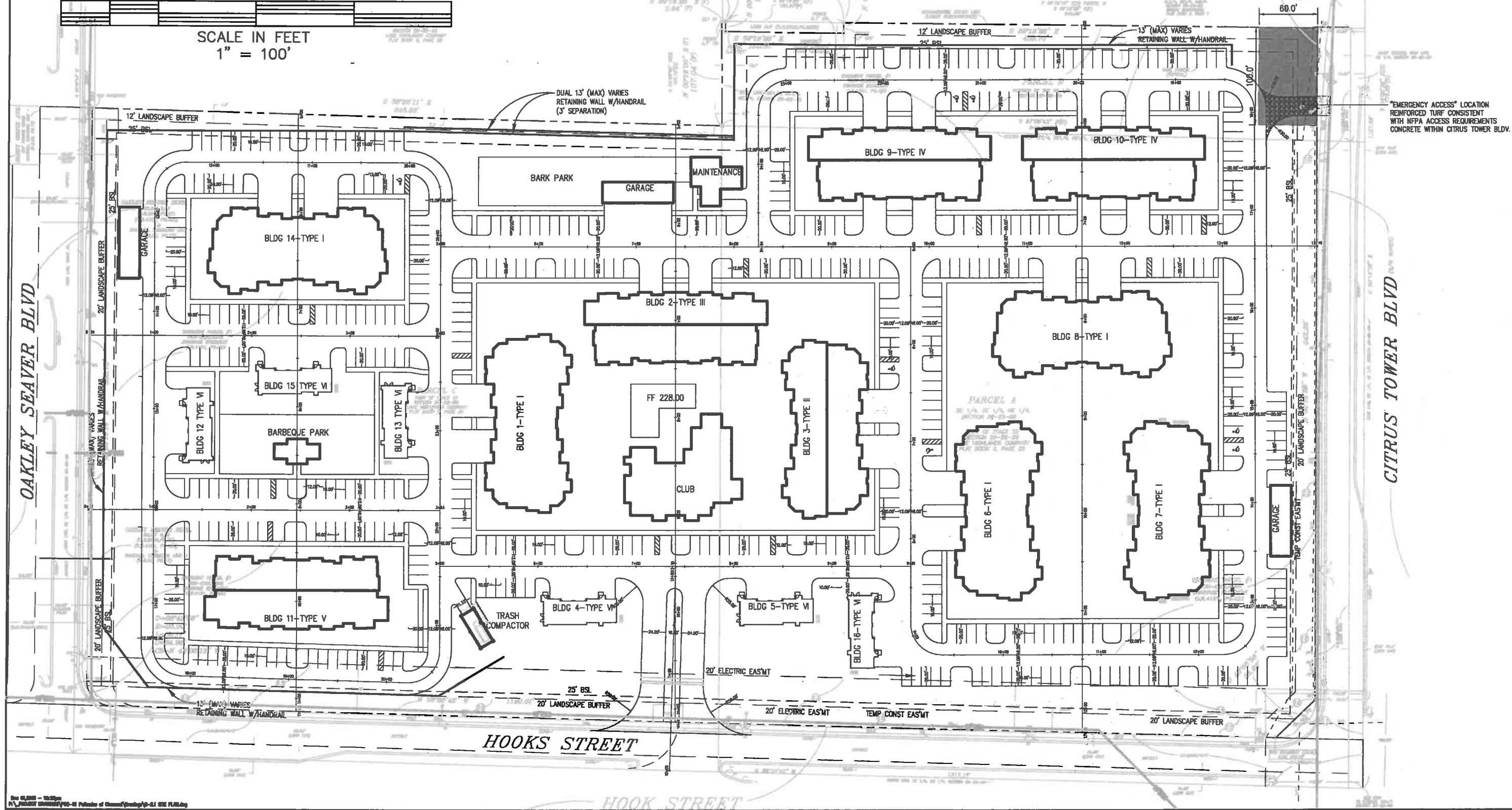
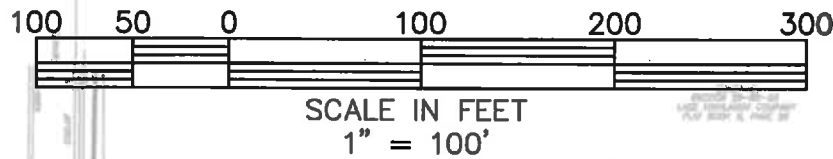
NOT FOR CONSTRUCTION
UNLESS SIGNED AND SEALED

MAJOR LEE STACY, P.E.
REGISTRATION No. 70249

DATE: _____

JOB No.: POC-001
DESIGNED: p.i.b.
APPROVED BY: MLS
DATE: 12-01-16
SHEET:

C-12



See 02-000 - 12-000
IN PROJECT CHARGES/02-01 Palisades at Clermont/02-01 SITE PLAN

DATE	REVISIONS

B&S ENGINEERING CONSULTANTS, LLC
engineers planners

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Board of Professional Engineer Certificate No. 28973

PALISADES AT CLERMONT, LLC

CITY OF CLERMONT, FLORIDA

SITE PLAN

NOT FOR CONSTRUCTION
UNLESS SIGNED AND SEALED

MAJOR LEE STACY, P.E.
REGISTRATION No. 70249

DATE: 12-01-16

JOB No.: POC-001
DESIGNED: p.l.s.
APPROVED BY: M.L.S.
DATE: 12-01-16
SHEET:
C-21

The Palisades of Clermont, LLC
1556 Lake Whitney Drive - Windermere FL 34786.

THE PALISADES

Preliminary Design- December 01, 2016



MEP ENGINEER
MiGre Engineers, LLC
1200 West S.R. 434, Suite 301
Longwood, Florida 32750
PH. 407-636-7999, x122
www.migre-eng.com
CONTACT: Pat Rance
E-MAIL: Prance@migre-eng.com

ARCHITECT
c b a
charlan • brock • associates
architects • planners

1770 Fennell Street
Maitland, Florida 32751
PH. 407-660-8900
www.cbaarchitects.com
CONTACT: Jody Kizelewicz
E-MAIL: jody@cbaarchitects.com

STRUCTURAL ENGINEER
Structural Concepts & Design
2989 West S.R. 434, Suite 300
Longwood, Florida 32779
PH. 407-682-2086
FAX. 407-682-2386
CONTACT: Robert C. Scroggins, P.E.
E-MAIL: CScroggins@StructuralConcepts-Design.com



THE PALISADES
The Palisades of Clermont, LLC
1556 Lake Whitney Drive - Windermere FL 34786.

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charlan • brock
associates
architects planners
1770 fennell street
maitland florida 32751-7208
407 660 8900 f: 407 675 9948
www.cbaarchitects.com

PROJECT
COVER SHEET

date: 12-01-16
job no: 3859.16
drawn by: JK
reviewed by: CBA
file: 3859A0.01
issue history:

A0.01

PRELIMINARY - NOT FOR CONSTRUCTION

charlan, brock & associates, inc. hereby reserves all rights in this preliminary design and other property rights in their plans, specifications and designs. these ideas, designs and plans are not to be used for any other purpose without the express written permission from charlan, brock & associates, inc. all written dimensions shall have precedence over scale dimensions.

ELEVATION KEY NOTES

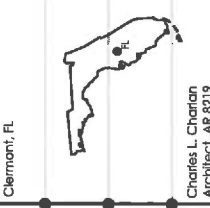
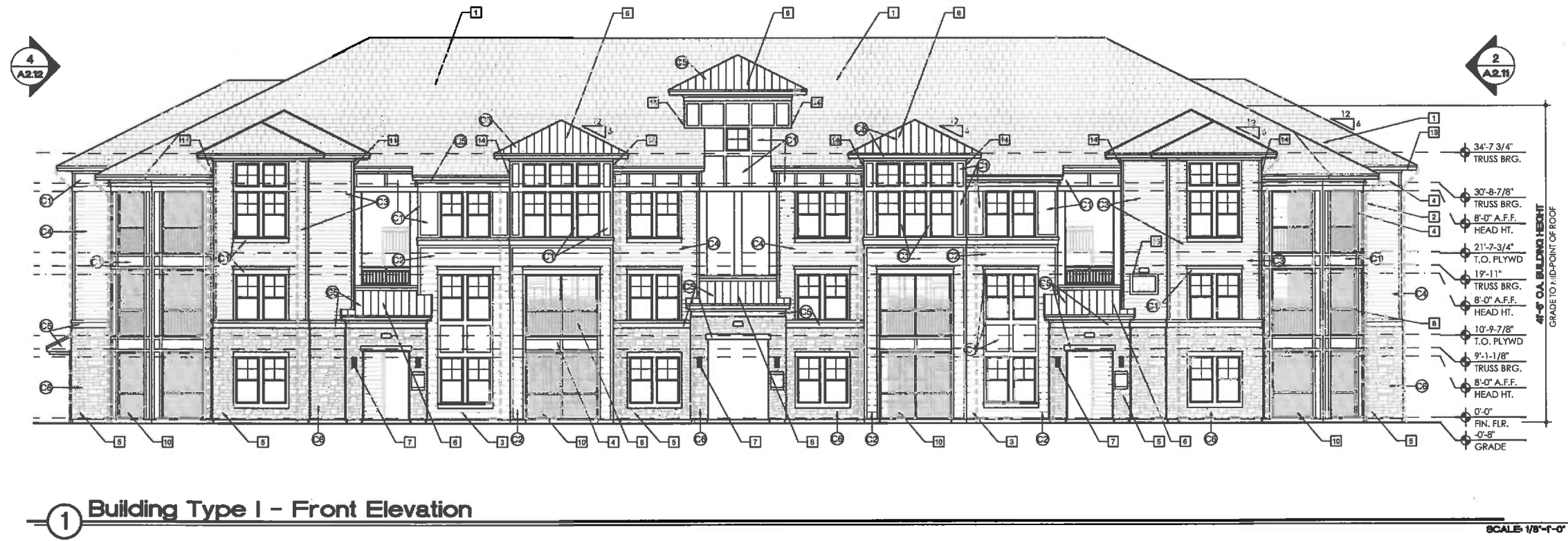
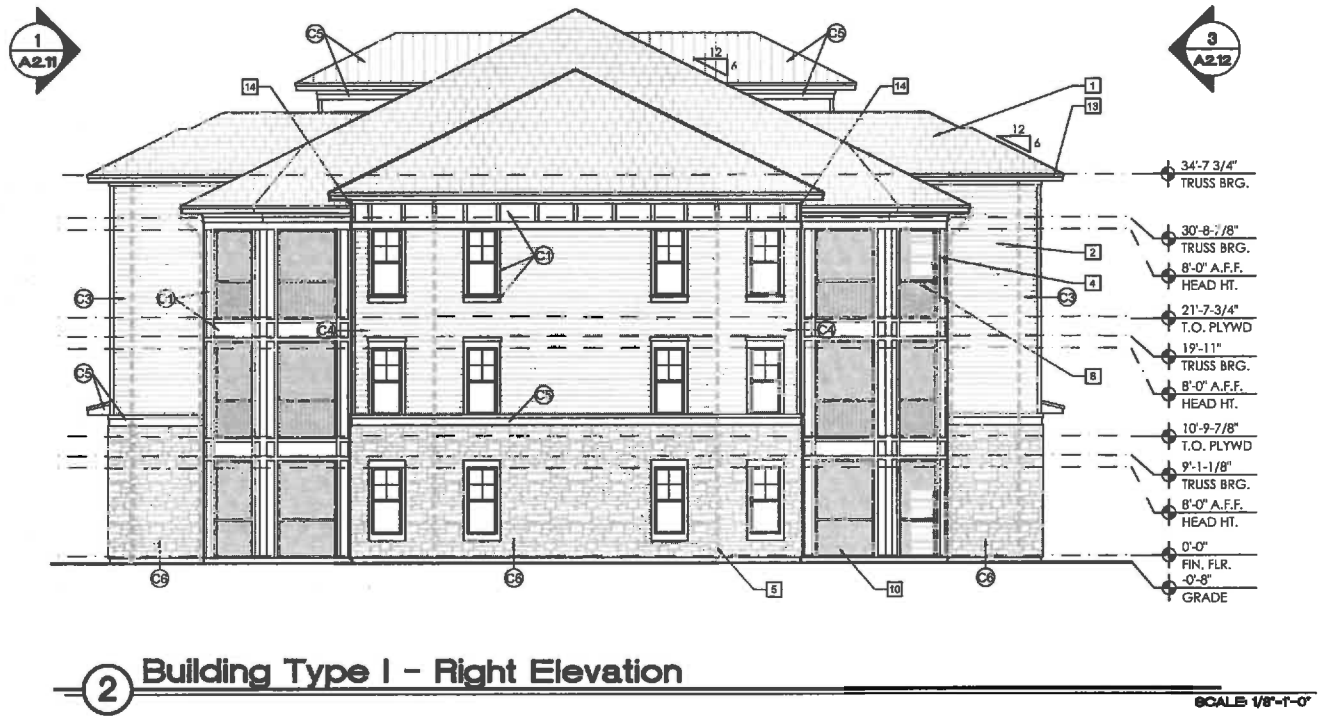
- CONCRETE ROOF TILE ON SELF ADHERED 40 MIL WATERPROOFING MEMBRANE ON ROOF SHEATHING OVER PRE-ENGINEERED ROOF TRUSSES
- 4" Reveal fiber cement lap siding over building wrap, over exterior wall per manufacturer's recommendations
- 10" reveal fiber cement lap siding over building wrap, over exterior wall per manufacturer's recommendations
- Fiber cement panel vertical siding over rainscreen, over building wrap, over exterior wall per manufacturer's recommendations
- STONE VENEER OVER 2-COAT STUCCO ON METAL LATH, OVER LAYER OF 30# BUILDING PAPER OVER BUILDING WRAP, INSTALL PER STONE MANUFACTURER'S RECOMMENDATIONS
- Standing seam metal roofing with continuous hip and ridge vents, typical.
- Light fixture
- Aluminum railing
- Aluminum coving
- Aluminum screen enclosure
- Meter bank. Actual location may vary. Verify which end meters shall be located on with electrical plans / transformer layout.
- Decorative bracket. See Detail S/A7.35.
- METAL DRIP EDGE ON ALUMINUM WRAPPED 1X3 ON 2X8 FASCIA BOARD WITH ALUMINUM GUTTER PER ROOF PLAN.
- Water diverter kickout flashing at slope roof to vertical wall intersection
- Building signage

TYPICAL ELEVATION NOTES

- Typical exterior cladding: Combination of cementitious lapped siding, cementitious panel siding and cultured stone veneer. Entire building to be wrapped with building wrap. Inside and outside corners to be pre-wrapped with self-adhered membrane for 6" each side of corner. Stone veneer to be installed over stucco base with metal lath and 30# felt over building wrap.
- All exterior trim to be 5/4" cementitious trim.
- All penetrations must be properly flashed and/or sealed. Attachments through exterior skin shall be set in bead of sealant. Refer to sheets A7.41 & A7.42 for penetration details.
- All building mounted equipment, panels, etc. shall be mounted after exterior finish is applied and painted. If sequencing of construction requires mounting prior to this, contractor shall submit method of mounting and waterproofing to architect for approval.
- All unit balconies to have structural floor system sloped away from unit for drainage.
- All exterior balcony rails to be factory finished aluminum.
- All finish grade shall be minimum 8" below finish floor and slope away from building.
- Provide urethane sealant at all inside corners.
- Provide urethane sealant with bond breaker (to prevent 3-sided adhesion) at top and bottom of horizontal building bands.
- Provide sealant joints at interface between dissimilar substrates, such as balcony ceilings, balcony exterior edges, exterior wall to soffit and ceiling conditions etc.
- Provide positive slope 1:2 at top of trim bands, typical.
- All attachment and penetration thru the exterior cladding system must be sealed against potential water intrusion.
- Exterior walls to be painted prior to installation of downspouts. All downspouts to be 3"x5" factory finished aluminum.
- All roof to wall intersections to have "L" flashing with vertical leg extending minimum 6" up the wall. All roof to wall eave terminations must have kick-out flashing.

COLOR SCHEDULE

Paint Scheme A	Paint Scheme B
(1) Pure White SW7005	(1) Pure White SW7005
(2) Network Gray SW7073	(2) Network Gray SW7073
(3) Special Gray SW6277	(3) Refuge SW6228
(4) Underspace SW6214	(4) Underspace SW6214
(5) Cyberspace SW7076	(5) Cyberspace SW7076
(6) Country LedgeStone, Echo Ridge Cultured Stone (Boral)	
NOTE: All corbels, gutters, screen enclosure, metal roofs and fascias to be color: Cyberspace, SW7076	



THE PALISADES
The Palisades of Clermont, LLC
1536 Lake Whitney Drive - Wintermere FL 34786.
1778 fennell street
maitland florida 32751-7208
407 660 8900 F: 407 875 9940
www.cbaarchitects.com

Building Type I
Exterior Elevations
Front and
Right Side

date: 12-01-16
job no: 3859.16
drawn by: RR
reviewed by: CBA
file: 3859A2.11
issue history:

A2.11

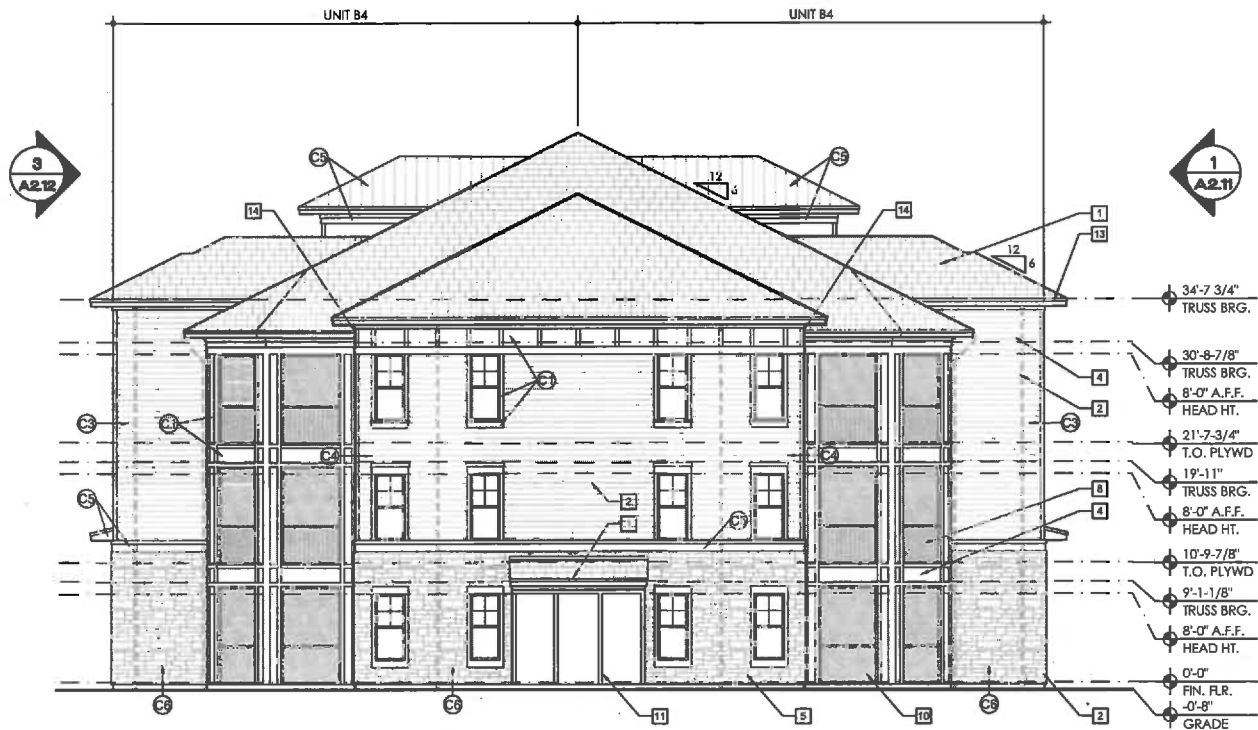
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COLOR SCHEDULE

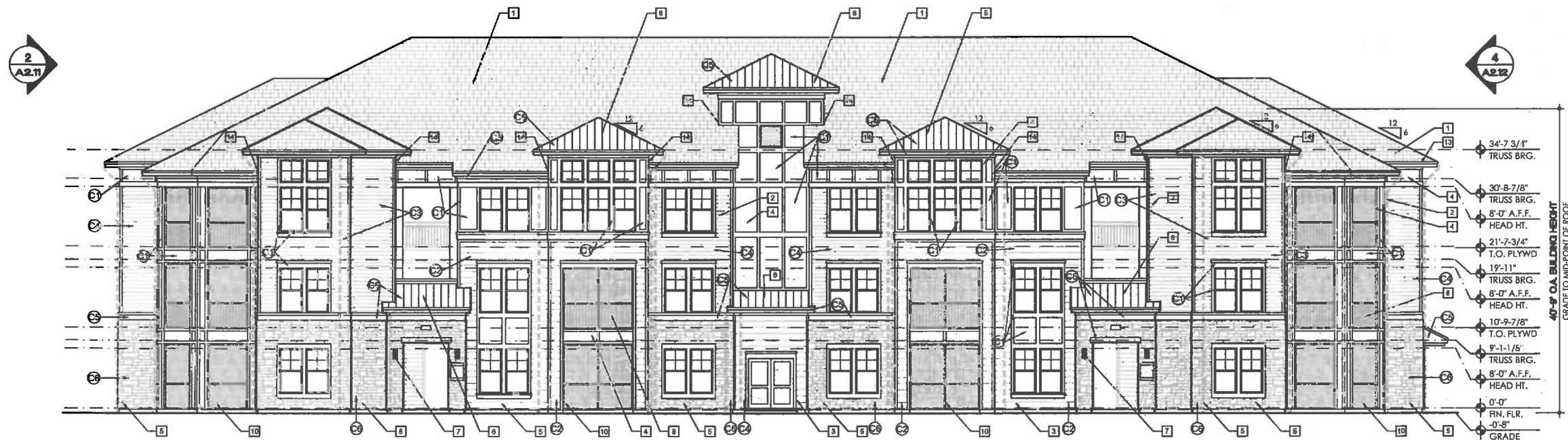
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NOTE: All cornices, gutters, screen enclosure, metal roofs and fascias to be color: Cyberspace, SW7076



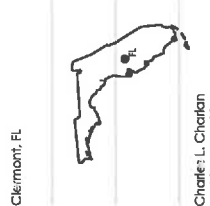
4 Building Type I - Left Elevation

SCALE 1/8"=1'-0"



3 Building Type I - Rear Elevation

SCALE 1/8"=1'-0"



The Palisades of Clemont, LLC
1556 Lake Whitney Drive - Windermere FL 34786.

cba
charlan • brock
associates

architects planners

1770 fennell street
maitland florida 32751-7208
407 660 8900 f 407 675 9948
www.cbaarchitects.com

Building Type 'I'

Exterior Elevations

Rear, and
Left Side

date: 12-01-16
job no: 3859.16
drawn by: RR
reviewed by: CSA
file: 3859A2.12
issue history:

A2.12

PRELIMINARY - NOT FOR CONSTRUCTION

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CITY OF CLERMONT
REZONING
APPLICATION

DATE: Nov 18, 2016

FEE: \$350.⁰⁰

PROJECT NAME (if applicable): The Addison (FKA Palisades)

APPLICANT: B&S Engineering Consultants, llc Attention: Major Stacy, P.E.

CONTACT PERSON: Major Stacy, P.E.

Address: 2221 Lee Road Suite 17

City: Winter Park State: FL Zip: 32789

Phone: 407-960-5868 Fax: _____

E-Mail: mstacy@bandseng.com

OWNER: Dewitt Enterprises, Inc.

Address: 14463 W Colonial Dr

City: Winter Garden State: FL Zip: 34787

Phone: 407-656-1799 Fax: 407-656-0552

Address of Subject Property: North of Hook East of Oakley Seaver West of Citrus Twr

Legal Description (include copy of survey): _____

09-22-26-130501700000 & 09-22-26-1305031000000

Acreage: +/-19.17 Land Use: Commercial

(City verification required)

Present Zoning: Commercial Proposed Zoning: PD

(City verification required)



CITY OF CLERMONT
REZONING
APPLICATION
Page 2

Answers to the following questions are required to complete this application.

What are you proposing to do that would require a rezoning?

Convert an existing borrow pit into a multi-family development at 12 DU/AC. The existing
borrow pit will require substantial grading as well as variances as this is not in-situ soil.
Variances requested include removing a minimum or maximum elevation change, up to 4:1
grades throughout all previous areas, 13' maximum wall height with a 3' terrace between
segments, gated community with a secondary emergency access and a single compactor for
solid waste collection.

Major Stacy
Applicant Name (print)

X [Signature]
Applicant Name (signature)

DEWitt Enterprises Inc. X [Signature]
Owner Name (print) Ann L Severns Secy Owner Name (signature)

City of Clermont
Development Services Department
685 W. Montrose St.
P.O. Box 120219
Clermont, FL 34712-0219
(352) 394-4083 · Fax: (352) 394-3542

LEGAL NOTICE

Notice is hereby given that the City Council of the City of Clermont will consider the enactment of following proposed ordinance. All interested parties will be given an opportunity to express their views on this matter.

ORDINANCE NO. 2017-04

An ordinance under the Code of Ordinances of the City of Clermont, Lake County, Florida amending the official zoning map of the City of Clermont, referred to in Chapter 122 of Ordinance No. 289-C, Code of Ordinances; Rezoning the real properties described herein as shown below, providing for severability, an effective date and publication.

LOCATION

Northwest corner of Hooks Street and Citrus Tower Blvd
AK 3771657, 1114985, 1112192

LEGAL DESCRIPTION

PARCEL A

Southeast 1/4 of the Southeast 1/4 of the Northeast 1/4 of Section 29, Township 22 South, Range 26 East, also described as Tract 32 of Section 29, Township 22 South, Range 26 East, according to the plat of Lake Highlands Company, filed January 10, 1914, and recorded in Plat Book 2, Page 25, Public Records of Lake County, Florida, less and except a strip of land 15 feet wide along the East and also along the South side thereof, reserved for one-half of roadway, as shown on said plat of Lake Highland Company. Also Less and Except the land described in the Statutory Warranty Deeds in favor of Lake County recorded in Official Records Book 2360, Page 706 and Page 714 and Official Records Book 2646, Page 47, Public Records of Lake County, Florida.

AND

PARCEL B

A portion of the Northeast one-quarter (NE 1/4) of Section 29, Township 22 South, Range 26 East, Lake County, Florida, being more particularly described as follows: Begin at a one-half inch iron rod (LS# 2142) monumenting the Southwest corner of Lot 51, Summit Subdivision, recorded in Plat Book 8, Page 7 of the Public Records of Lake County, Florida; thence North 86°18'10" East along the monumented South line of said Summit Subdivision, 640.06 feet; thence South 04°06'36" East along a line 15.00 feet West of and parallel with the East line of the Northeast one-quarter (NE 1/4) of said Section 29, a distance of 116.58 feet; thence South 87°08'43" West along the South line of the Northeast one-quarter (NE 1/4) of the Southeast one-quarter (SE 1/4) of the Northeast one-quarter (NE 1/4) of said Section 29, a distance of 643.56 feet; thence North 04°06'48" West along the West line of the Northeast one-quarter (NE 1/4) of the Southeast one-quarter (SE 1/4) of the Northeast one-quarter (NE 1/4) of said Section 29, a distance of 107.12 feet; thence North 86°18'10" East, 3.36 feet to the Point of Beginning.

Less and Except the land described in the Corrective Quit Claim Deed recorded in Official Records Book 2926, Page 2335, Public Records of Lake County, Florida.

PARCEL C

Tract 31, Section 29, Township 22 South, Range 26 East, Lake Highlands County, according to the map or plat thereof as recorded in Plat Book 2, Page 25, Public Records of Lake County, Florida.

Less and Except the land described in the Corrective Deed recorded June 23, 2008 in Official Records Book 3643, Page 2021, Public Records of Lake County, Florida.

Together with that certain non-exclusive storm water drainage easement by and between Sandhill Commons Property Owners' Association and Dewitt Enterprises, Inc. recorded June 29, 2012, in Book 4181, Page 423, Public Records of Lake County, Florida.

Containing 19.17 acres more or less, and being subject to any easements, rights-of-way or restrictions of record.

FROM C-2 General Commercial
TO Planned Unit Development

This request will be considered by the Planning & Zoning Commission on Tuesday, January 3, 2017 at 6:30 p.m.

A public meeting to consider the request will be held before the City Council on Tuesday, January 17, 2017 at 6:30 p.m. for final enactment.

All meetings will be held at City Hall, located at 685 W. Montrose Street.

This ordinance is available for public inspection in the office of the City Clerk, 685 W. Montrose St., Monday through Friday between the hours of 8:00 A.M. and 5:00 P.M.

Please be advised that, under State law, if you should decide to appeal a decision made with respect to this matter, you may need to ensure that a verbatim record is made.

Tracy Ackroyd Howe, MMC
City Clerk

Daily Commercial
December 27, 2016 and January 3, 2017



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, January 17, 2017		
Agenda Item Name		
Ordinance No. 2017-05 <i>Final</i> <i>Jones Alley</i>		
Requested Action		
Recommend approval of Ordinance 2017-05.		
Staff Report		
The applicant, Homes in Partnership, Inc., is requesting the vacation of a 10-foot-wide right-of-way known as Jones Alley. The alley was part of the Lincoln Park subdivision from January 1926, running north from Broome Street to Juniata Street. The length of the existing right-of-way is approximately 180 lineal feet. The northern portion of the alley has already been vacated. Jones Alley has not been improved and adjoining property owners have legal access through existing paved City streets. The applicant wishes to develop the property with two single family residences, and the alley would prohibit construction of one of the homes on the lots. Staff has reviewed the request and recommends approval of the vacation petition for Jones Alley.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Ordinance 2017-05	ROW ORD 2017-05.doc	
2. Map and Exhibit	Jones Map and Exhibit.pdf	
3. Site plan	Site plan.pdf	
4. Application	ROW application.pdf	
5. Legal ad	Jones Alley legal ad.docx	

CITY OF CLERMONT
ORDINANCE No. 2017-05

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, CLOSING AND PERMANENTLY ABANDONING THE 10-FOOT ALLEY KNOWN AS JONES ALLEY, LYING SOUTH OF JUNIATA STREET AND NORTH OF BROOME STREET AS RECORDED IN THE PLAT OF LINCOLN PARK PLAT BOOK 8 PAGE 61 PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH, PROVIDING FOR SEVERABILITY, PUBLICATION, RECORDING, AND FOR AN EFFECTIVE DATE.

NOW THEREFORE, BE IT RESOLVED AND ENACTED by the City Council of the City of Clermont, Lake County, Florida that:

Section 1.

That any and all portions, closing and permanently abandoning the 10-foot alley known as Jones Alley, lying south of Juniata Street and north of Broome Street as recorded in the plat of Lincoln Park Plat Book 8 Page 61, Public Records of Lake County, Florida.

Section 2.

The closing is done pursuant to the authority of the Charter of the City of Clermont, Lake County, Florida and the general laws of the State of Florida.

Section 3.

If any portion of this Ordinance is declared invalid, the invalidated portion shall be severed from the remainder of the Ordinance, and the remainder of the Ordinance shall continue in full force and effect as if enacted without the invalidated portion, except in cases where such continued validity of the remainder would clearly and without doubt contradict or frustrate the intent of the Ordinance as a whole.

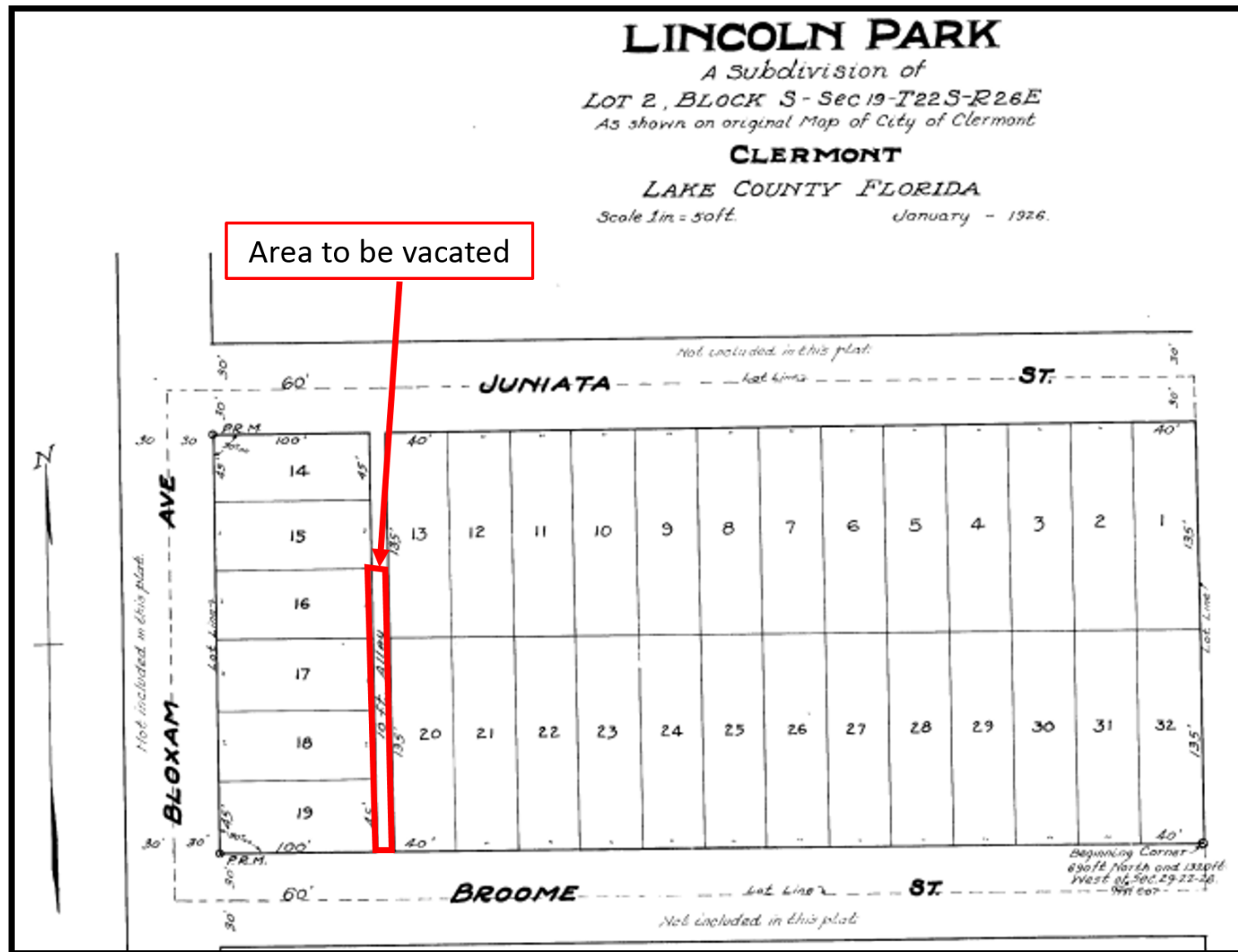
Section 4.

All ordinances or parts of ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

Section 5.

This Ordinance shall be published as provided by law and it shall become law and shall take effect immediately upon its Second Reading and Final Passage.

CITY OF CLERMONT
ORDINANCE No. 2017-05



CITY OF CLERMONT
ORDINANCE No. 2017-05

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida, this 17th day of January, 2017.

Gail L. Ash, Mayor

ATTEST:

Tracy Ackroyd Howe, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

LINCOLN PARK

LOT 2, BLOCK S - Sec 19-T22S-R26E

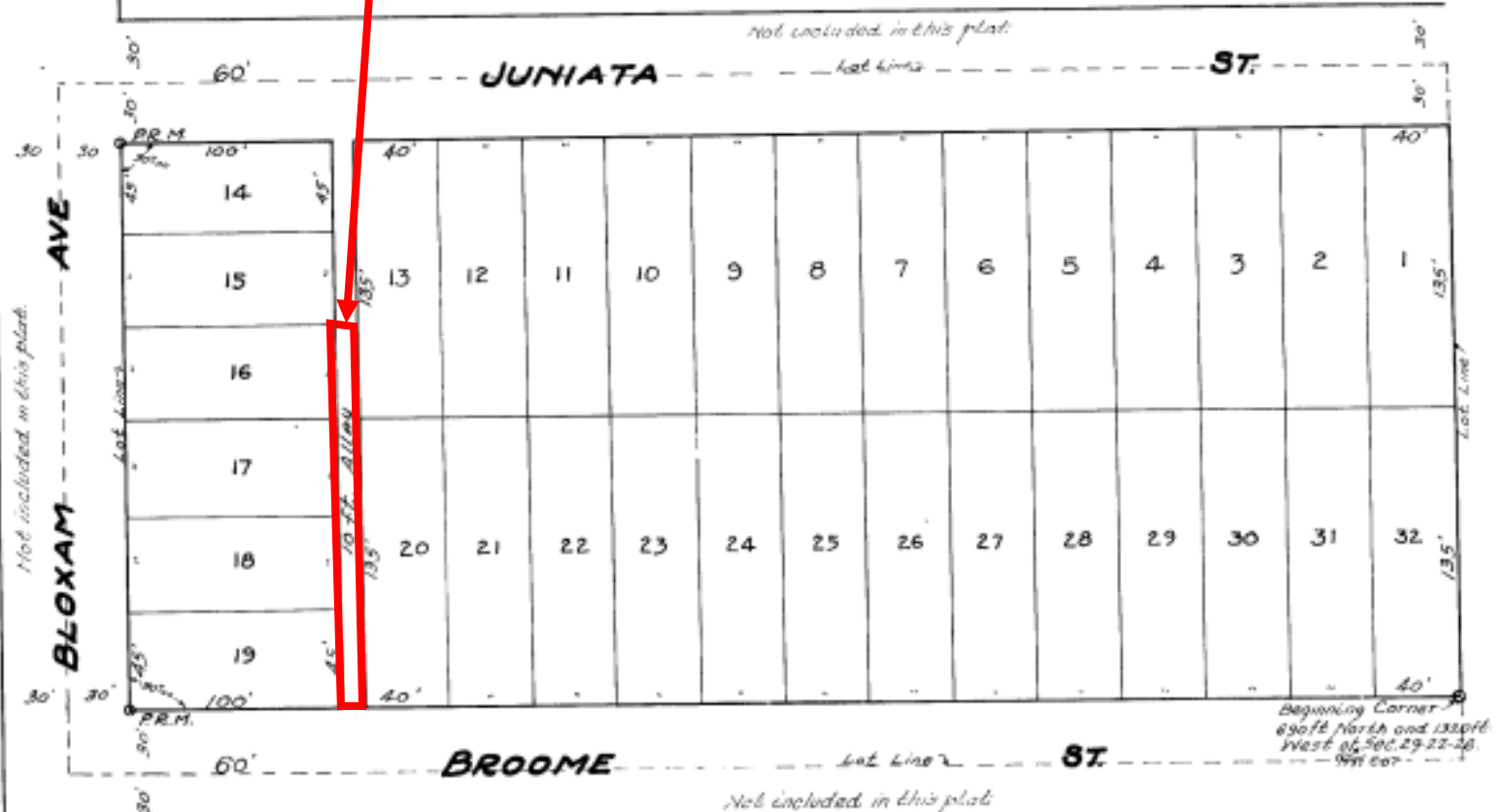
CLERMONT

LAKE COUNTY FLORIDA

Scale 1 in = 50 ft.

January - 1926.

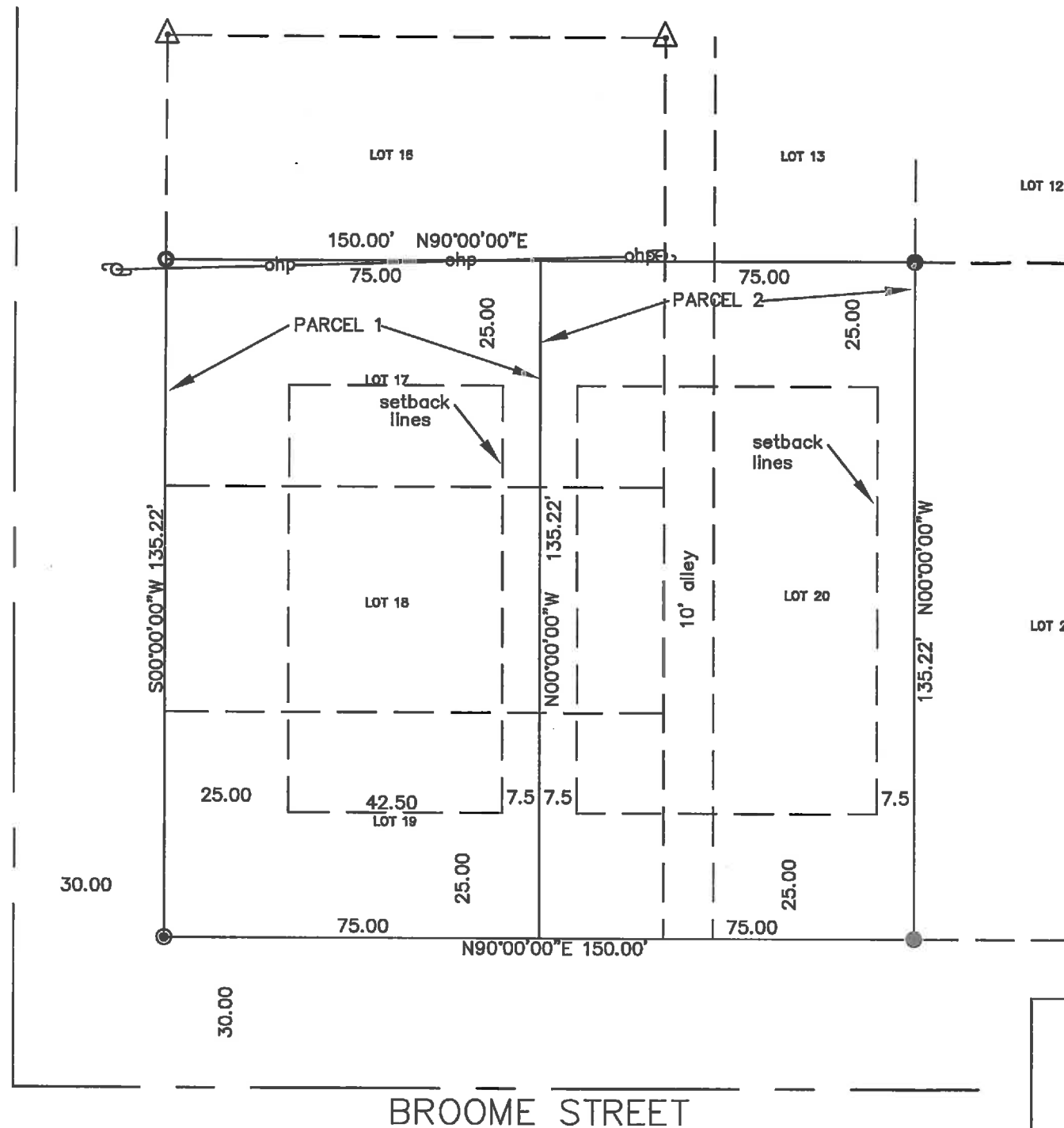
Area to be vacated



Jones Alley Vacation Request



BLOXAM AVENUE



NEW PARCEL 1 DESCRIPTION
THE WEST 75 FEET OF LOTS 17, 18 AND 19, LINCOLN PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 61, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

NEW PARCEL 2 DESCRIPTION
ALL OF LOT 20, THE EAST 25 FEET OF LOTS 17, 18 AND 19, THAT PART OF THE 10 FOOT ALLEY LYING BETWEEN SAID LOTS, LINCOLN PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 61, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

TOTAL DESCRIPTION
LOTS 17, 18, 19 AND 20, LINCOLN PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 61, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

NOTES

1. BEARINGS BASED ON THE ASSUMED BEARINGS OF N. 00°00'00"W. ALONG THE EAST RIGHT OF WAY LINE OF BLOXAM AVENUE.
2. APPARENT ABOVEGROUND ENCROACHMENTS, IF ANY, AS SHOWN.
3. UNDERGROUND ENCROACHMENTS AND/OR IMPROVEMENTS, IF ANY, NOT LOCATED.
4. THIS SURVEY IS SUBJECT TO ANY FACTS THAT MIGHT BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
5. PROPERTY SHOWN HEREON LIES IN FLOOD ZONE "X".
6. ADDITIONS OR DELETIONS TO THE SURVEY SHOWN HEREON BY OTHERS THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT FROM SAID SIGNING PARTY.
7. THERE HAS BEEN NO ATTEMPT TO LOCATED ENDANGERED, PROTECTED OR THREATENED PLANT OR ANIMAL SPECIES ON SUBJECT PROPERTY.

GRAPHIC SCALE



(IN FEET)

1 inch = 30 ft.

- = Found #4 rebar unmarked
- ⊙ = Found 2" iron pipe in concrete unmarked
- △ = Found axle unmarked
- ⊕ = Power pole
- = Set #4 rebar marked LB 6528 after lot split
- ohp--- = overhead power lines

Blackburn Surveying, Inc.
L.B. # 6528
642 W. Highway 50
P.O. Box 121022
Clermont, Florida 34712
(352) 394-4417
Fax (352) 394-7058

BOUNDARY SURVEY FOR:
HOMES IN PARTNERSHIP

SCALE: 1" = 20	APPROVED BY: PMK	DRAWN BY: PMK
DATE: 11/11/2016	FB/PAGE: 373/58	

LINCOLN PARK
LAKE COUNTY, FLORIDA

PAGE NO. 1 of 1 DRAWING NO. lincolnpark17-20

PATRICK M. KELLEY, P.L.S. FLORIDA SURVEYOR'S CERTIFICATE NO. 4423
NOT VALID WITHOUT THE ORIGINAL RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR & MAPPER.
THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE.



CITY OF CLERMONT
STREET RIGHT-OF-WAY / EASEMENT CLOSING
PETITION

DATE: 12/6/16 FEE: \$25.00
PETITIONER'S NAME: Homes In Partnership, Inc.

Address: 235 E. 5th St

City: Apopka State: FL Zip: 32703

Phone: 407-886-2451 Fax: 407-886-5304

Legal Description of Petitioner's property abutting Street ROW/easement to be closed
(Attach survey if available): See Attached Survey

If named - name of street to be closed: Jones Alley

Plot plan & legal description of Street ROW/Easement portion to be closed (From-To):
See Attached

Purpose or reason for closing: Row cuts through middle of lot making the lot unbuildable

Attach a map and list of: Names and addresses of all property owners abutting the portion of the street requested to be closed and abandoned. ☒ yes ☐ no

This petition is in accordance with the Clermont Land Development Code, Chapter 54, Division 2. Closing. Any person requesting a Street right-of-way or Easement Closing shall file a complete application submitted to the Development Services Director in the Development Services Department, at least 30 days prior to the final hearing date of the City Council. A Street right-of-way or Easement Closing requires two readings of an ordinance by the City Council. The City Council meetings are held on the second and fourth Tuesdays of every month.

All applications must be complete, including applicable site plans and or pertinent descriptive materials in order to be processed. A plot plan (schematic drawing of the property involved) showing the location of that portion of the street requested to be closed and permanently abandoned, and including a survey of the property and street involved if deemed necessary by the city council or the city attorney.

Toby Best
Petitioner Name (print)

X Toby Best
Petitioner Name (signature)

LEGAL NOTICE

The City Council of the City of Clermont will consider the enactment of the following proposed Ordinance at the regularly scheduled meeting to be held Tuesday, January 17, 2017 at 6:30 P.M. at City Hall located at 685 West Montrose Street. All interested parties will be given an opportunity to express their views on this matter.

ORDINANCE NO. 2017-05

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, CLOSING AND PERMANENTLY ABANDONING THE 10 FOOT ALLEY, KNOWN AS JONES ALLEY, LYING SOUTH OF JUNIATA STREET AND NORTH OF BROOME STREET AS RECORDED IN THE PLAT OF LINCOLN PARK PLAT BOOK 8 PAGE 61 PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; REPEALING ALL ORDINANCES IN CONFLICT HERewith, PROVIDING FOR SEVERABILITY, PUBLICATION, RECORDING, AND FOR AN EFFECTIVE DATE.

This ordinance is available for public inspection in the Development Services Department, 685 W. Montrose Street, Clermont, Florida, Monday through Friday between the hours of 8:00 a.m. and 5:00 p.m.

Please be advised that, under State law, if you should decide to appeal a decision made with respect to this matter, you will need a record of the proceedings, and may need to ensure that a verbatim record is made.

Tracy Ackroyd Howe, MMC
City Clerk

Daily Commercial
January 3, 2017



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, January 17, 2017		
Agenda Item Name		
Resolution No. 2017-01 <i>Calvary Chapel Clermont</i>		
Requested Action		
Recommend approval of Resolution 2017-01.		
Staff Report		
The applicant is requesting a conditional use permit (CUP) to establish a church in the C-2 General Commercial zoning district. Under Section 122-224 (12) of the land development code, churches are a conditional use in the C-2 zoning district with a CUP. The location is in the existing Towerview office complex located at 194 US Highway 27. The church proposes to occupy the rear building within the plaza, which is approximately 3,800 square feet. The building will have a sanctuary, several offices, classrooms, storage areas, and restrooms. The space was previously used by a media production company, and if the CUP is approved, interior renovations will be required to accommodate the church's space needs. Calvary Chapel Clermont currently has a congregation of approximately 30 people, and it plans to have evening meetings Wednesday through Friday, 7-9 p.m. and on Sundays. The church is not proposing an educational component or daycare. Since the church is in an established plaza and the hours of operation do not appear to occur at peak business hours for a majority of the other tenants, parking does not seem to be an issue. The parking provided for the overall project exceeds code with a ratio of 1 space for every 175 square feet. However, if parking does become an issue, the applicant understands and agrees the City may require additional parking or rescind the CUP for Calvary Chapel Clermont. Staff has reviewed the application and believes the proposed use will not be detrimental to the health, safety or general welfare of persons residing or working in the vicinity, and the proposed use will comply with the regulations and conditions specified. Therefore, staff recommends approval of the request for a church in the C-2 General Commercial zoning district with the conditions contained in Resolution 2017-01. <i>At the Planning & Zoning Commission meeting Jan. 3, 2017, Commissioner Cuqui Whitehead moved to recommend approval of the conditional use permit; seconded by Commissioner Judy Proli. The vote was unanimous to recommend approval.</i>		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount

Exhibits Attached (copies of original agreements)		
1.	Resolution	CUP RES 2017-01.doc
2.	Map and Exhibit	Calvary Chapel Exhibits 2017.pdf
3.	Site plan	Site plan.pdf
4.	Application	CUP application.pdf
5.	Legal ad	Calvary Chapel CUP Legal Ad.docx

**CITY OF CLERMONT
RESOLUTION NO. 2017-01**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
CLERMONT, LAKE COUNTY, FLORIDA, GRANTING A
CONDITIONAL USE PERMIT TO ALLOW FOR A CHURCH IN THE C-
2 GENERAL COMMERCIAL ZONING DISTRICT.**

WHEREAS, the Planning and Zoning Commission of the City of Clermont, Lake County, Florida at a meeting held January 3, 2017 recommended approval of this Conditional Use Permit to allow for a church in the C-2 General Commercial zoning district; at the following location:

LOCATION:

194 North Highway 27
Towerview Office Complex
AK 1109949

WHEREAS, the granting of this Conditional Use Permit will not adversely affect the officially adopted Comprehensive Plan of the City; such use will not be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity; the proposed use will comply with the regulations and conditions specified in the codes for such use; and the proposed use may be considered desirable at the particular location.

WHEREAS, based on the foregoing, the City Council deems it advisable in the interest of the general welfare of the City of Clermont, Lake County, Florida to grant this Conditional Use Permit.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Clermont, Lake County, Florida that:

This application for a Conditional Use Permit to allow for a church in the C-2 General Commercial zoning district; be granted subject to the following conditions:

CONDITIONAL USE PERMIT CONDITIONS:

Section 1 - General Conditions

1. The conditions as set forth in this Conditional Use Permit shall be legally binding upon any heirs, assigns and successors in title or interest.
2. No expansion of the use or additions to the facility shall be permitted except as approved by another Conditional Use Permit.

CITY OF CLERMONT
RESOLUTION NO. 2017-01

3. No person, firm, corporation or entity shall erect, construct, enlarge, alter, repair, remove, improve, move, convert, or demolish any building or structure, or alter the land in any manner within the boundary of the project without first submitting necessary plans, obtaining necessary approvals, and obtaining necessary permits in accordance with the City of Clermont Land Development Regulations and those of other appropriate jurisdictional entities.
4. The structure shall be inspected by the Fire Inspector for life safety requirements and all requirements must be met prior to any Certificate of Occupancy being issued.
5. The structure shall be inspected by the Building Inspector and all building code violations must be corrected prior to a Certificate of Occupancy being issued.
6. The final Certificate of Occupancy shall not be issued until each of the stated conditions has been met.
7. If any of the stated conditions are violated, the applicant understands and agrees that the City Council may revoke this Conditional Use Permit by resolution.
8. The Conditional Use Permit must be executed and filed in the office of the City Clerk within 90 days of its date of grant by the City Council or the Permit shall become null and void.
9. The applicant shall record in the Public Records of Lake County within 90 days of its date of approval by the City Council, a short-form version of this Conditional Use Permit as provided by the City or a form acceptable to the City, to provide notice to all interested parties, the assigns, successors and heirs of the developer/applicant and all future owners of the above-referenced property that the real property described above is subject to the terms and conditions of the Conditional Use Permit.
10. No business, including non-profit, can occupy any portion of the building(s) after construction and final Certificate of Occupancy, unless the proposed business has applied for and obtained a Local Business Tax Receipt from the Development Services Department.
11. If, at a future date, parking at this site proves inadequate, the applicant understands and agrees that the City may require additional parking or rescind this Conditional Use Permit.
12. Should the church use cease operations for a period greater than 1 year, a new Conditional Use Permit shall be required.
13. Should any business; existing or future, that sells alcoholic beverages for on- or off-site consumption wish to locate within 500 feet of the church, the church would not contest such use.

CITY OF CLERMONT
RESOLUTION NO. 2017-01

Section 2 – Land Use

1. 194 North Highway 27, building 2 only, which is 3,800 square feet, may be used as a church in addition to any permitted C-2 General Commercial uses. The facility shall not be used as a private school without amending the Conditional Use Permit.

CITY OF CLERMONT
RESOLUTION NO. 2017-01

DONE AND RESOLVED by the City Council of the City of Clermont, Lake County, Florida, this 17th day of January, 2017.

CITY OF CLERMONT

Gail L. Ash, Mayor

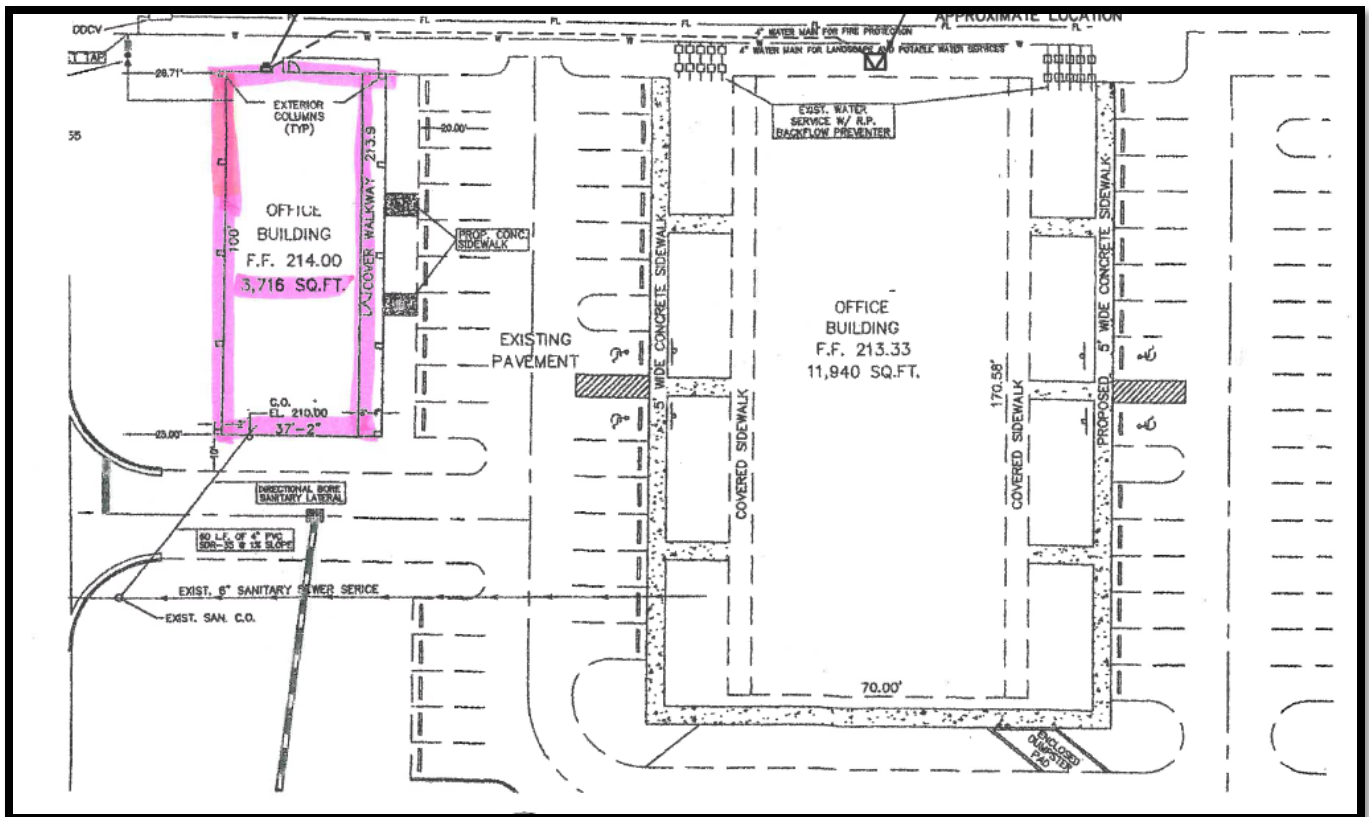
ATTEST:

Tracy Ackroyd Howe, City Clerk

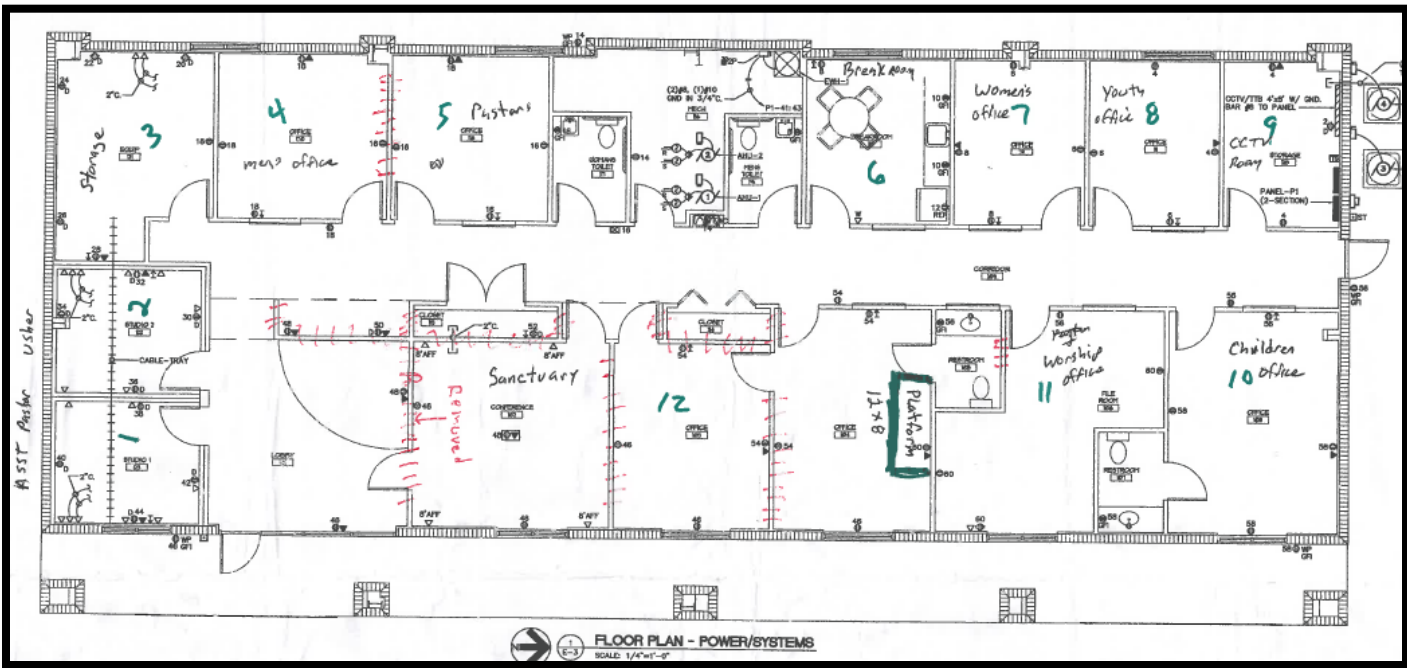
Approved as to form and legality:

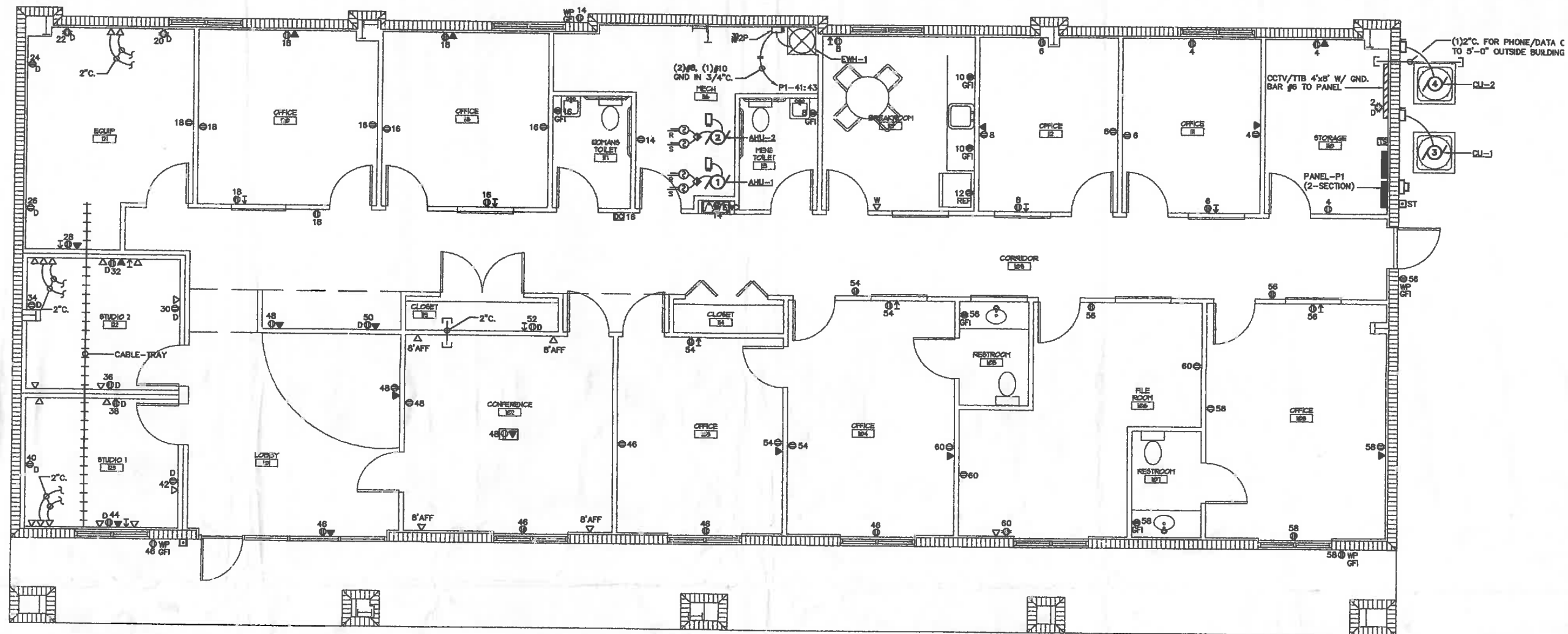
Daniel F. Mantzaris, City Attorney

An aerial photograph of a commercial area. A red rectangular outline highlights a property labeled 'TOWERVIEW OFFICE COMPLEX'. Within this property, a yellow rectangular outline highlights a specific unit. Surrounding streets include Hillside Dr, E Grand Hwy, N Bloxam Ave, Villa Ct, Harbor Villa Ct, Rob Roy Dr, Medical Ct, Citrus Tower Blvd, and US Hwy 27. Other labeled locations include Church of Christ, BP Circle K, Crooked Spoon, and Irish Trails Farm & Pet Supply. A text box in the bottom right corner explains the outlines: 'Red outline - Property' and 'Yellow outline - Unit'.



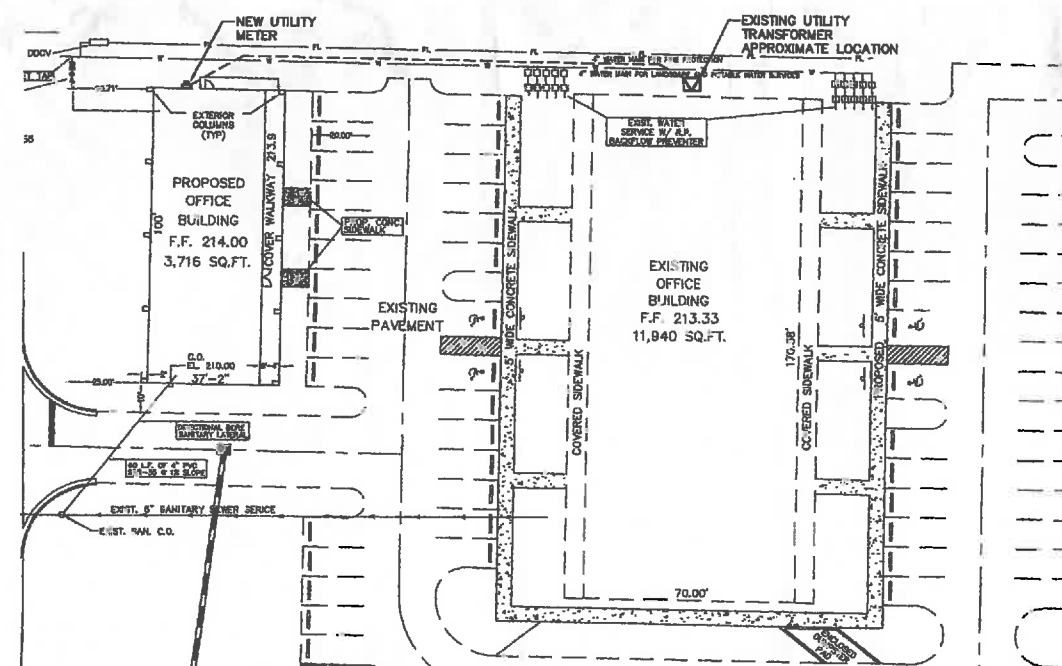
Calvary Chapel Clermont





FLOOR PLAN - POWER/SYSTEMS
 SCALE: 1/4"=1'-0"

NOTE:
 ALL CIRCUIT NUMBERS INDICATED ARE
 FED FROM PANEL-P1.



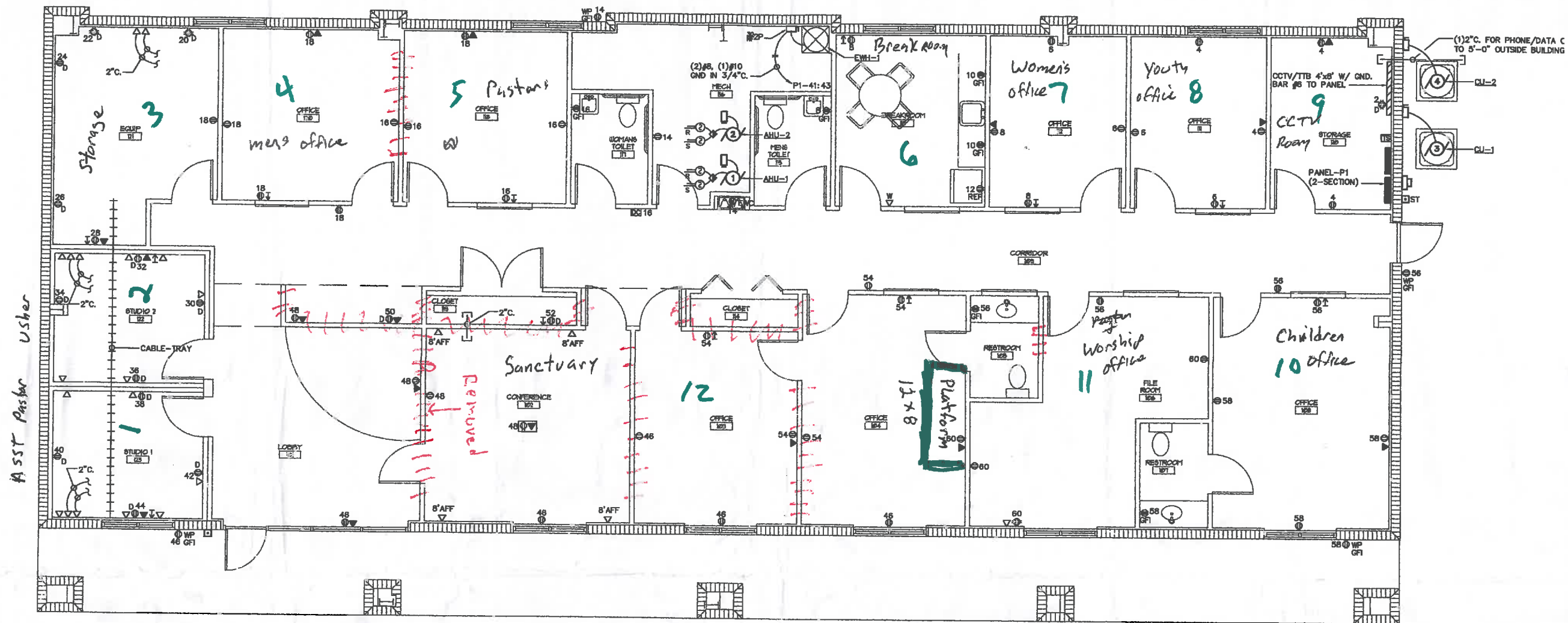
PARTIAL SITE PLAN - ELECTRICAL
 SCALE: 1"=30'-0"

By	Description	Date	Rev
WTB	OWNER CHANGES	11/22/04	1

Electric Services, Inc.	1745 East Main Street Lombard, IL 60148-7665 (708) 352-7874 (708) 352-7875 E.S. #353 JOB #247201
Blankenship Architects Incorporated	440 N. State Street Chicago, IL 60610 TEL: 407-331-8866 TEL: 407-444-3842 FAX: 407-444-3842

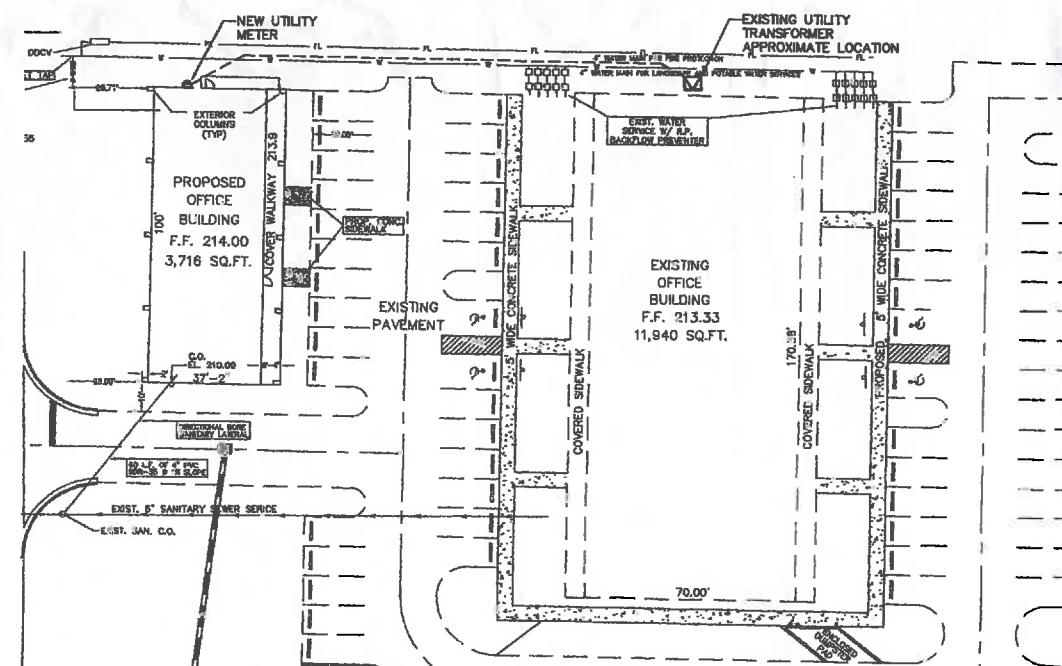
TOWERVIEW OFFICES PHASE 2	STRONG BROTHERS PARTNERSHIP
US HWY 27 (NEAR GRAND HWY) CLERMONT, FLORIDA	
FLOOR PLAN - POWER/SYSTEMS	

DRAWN	CHECKED
JEN	WTB
CAD FILE E4020.01E-3	
PROJECT NUMBER 0415	
DRAWING NUMBER E-3	
DATE 11-5-04	



FLOOR PLAN - POWER/SYSTEMS
 SCALE: 1/4"=1'-0"

NOTE:
 ALL CIRCUIT NUMBERS INDICATED ARE
 FED FROM PANEL-P1.



PARTIAL SITE PLAN - ELECTRICAL
 SCALE: 1"=30'-0"

By	WTB
Description	OWNER CHANGES
Date	11/22/04
Rev	1

Electric Services, Inc.
 1746 East Main Street
 Leesburg, FL 34748-7888
 (P) 352-767-1322
 (F) 352-767-1871
 E.S. #353 JOB #2000001

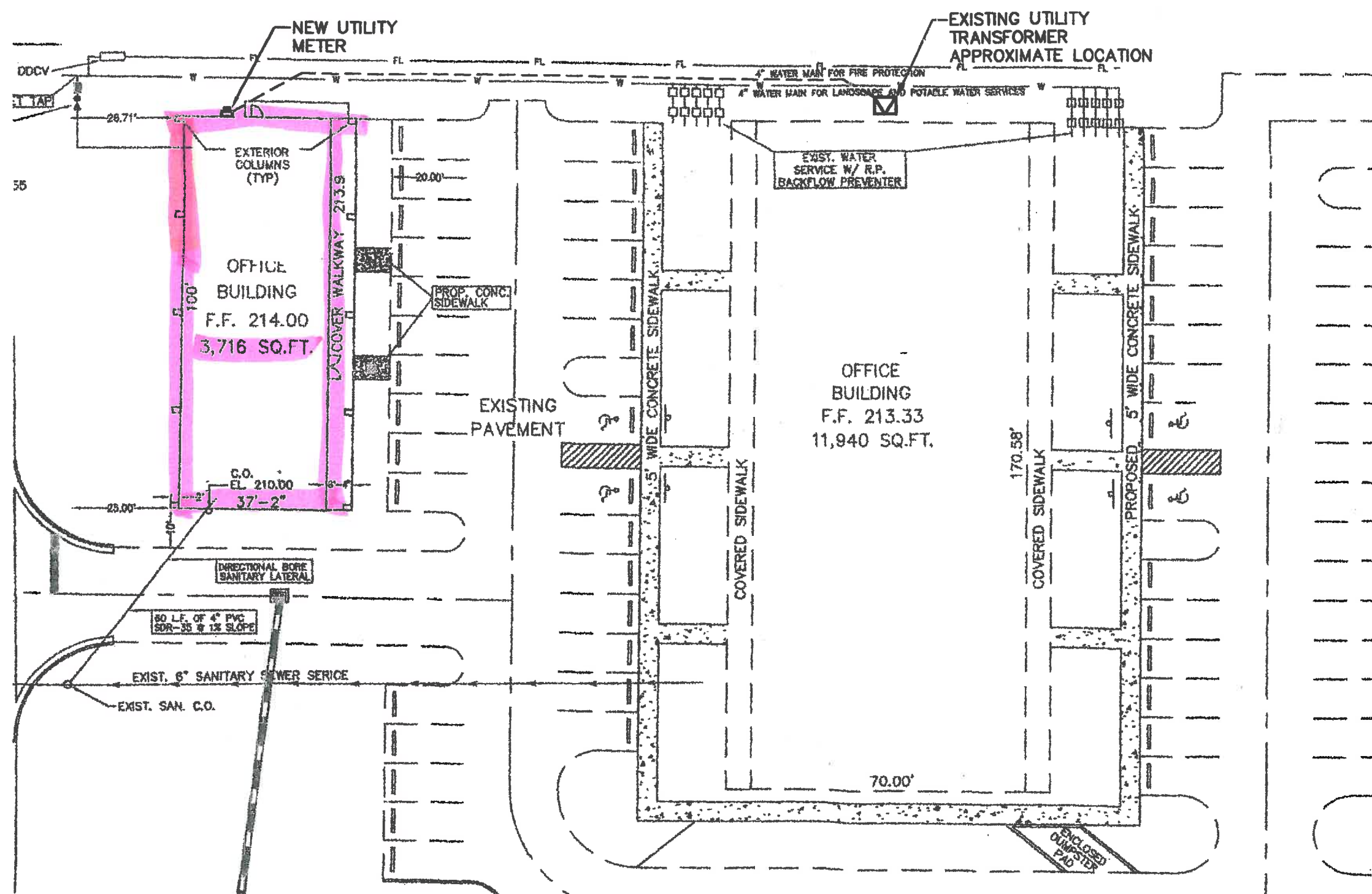
BLANKENSHIP ARCHITECTS INCORPORATED
 440 STATE STREET
 SUITE 200
 TAMPA, FL 33602
 TEL. 813-241-8848
 FAX. 813-241-8849

TOWERVIEW OFFICES PHASE 2
STRONG BROTHERS PARTNERSHIP
 US HWY 27 (NEAR GRAND HWY) CLERMONT, FLORIDA

FLOOR PLAN - POWER/SYSTEMS

DRAWN	CHECKED
JEN	WTB
CAD FILE	
E4020.01E-3	
PROJECT NUMBER	
0415	
DRAWING NUMBER	
E-3	
DATE	
11-5-04	

R/SYSTEMS



1
E-3

PARTIAL SITE PLAN - ELECTRICAL

SCALE: 1" = 30' - 0"



**CITY OF CLERMONT
CONDITIONAL USE PERMIT (CUP)
APPLICATION**

DATE: 12-1-16

FEE: _____

PROJECT NAME (if applicable): _____

APPLICANT: Calvary Chapel Clermont, Inc.

CONTACT PERSON: Carlos Aviles, Jr.

Address: P.O. Box 120366

City: Clermont State: FL Zip: 34712

Phone: 352-536-4592 Fax: _____

E-Mail: CCclermontfl@gmail.com

OWNER: JAWAD Clermont, LLC.

Address: 3238 OPEN Meadow Loop

City: OVEDO State: Florida Zip: 32766

Phone: _____ Fax: _____

Address of Subject Property: 194 HWY 27, Clermont, FL 34711

General Location: Citrus Tower Blvd & US HWY 27

Legal Description (include copy of survey): # 1109949

Land Use (City verification required): Commercial

Zoning (City verification required): C-2 General Commercial



CITY OF CLERMONT
CONDITIONAL USE PERMIT (CUP)
APPLICATION
Page 2

Detailed Description of request (What are you proposing to do and why is it appropriate for this location? Attach additional page is necessary.

Premises will be use for Biblical Studies on the following
Days and Times: Sundays 10:30am and 1:00pm, Wednesdays at
7:00pm - 8:30pm, Thursday 7:00pm - 8:30pm, Fridays 7:00pm - 8:30pm
the following offices will be use for ministry overseers;
Office 1- Pastor's office, 2- Ushers, 3- Storage, 4- men's, 5- Pastor,
6- Breikroom, 7- Women's, 8- Youth, 9- CCTV, 10- Children, 11-
Worship, 12- Sanctuary.

Carlos Aviles, Jr for ^{Caring} ~~Chapel~~
Applicant Name (print)

x
Applicant Name (signature)

Owner Name (print) Ali Jawad

x
Owner Name (signature)

***** NOTICE *****

**IF THIS APPLICATION IS SUBMITTED INCOMPLETE OR INACCURATE, IT WILL
BE SUBJECT TO A DELAY ON PROCESSING AND WILL NOT BE SCHEDULED
UNTIL CORRECTIONS ARE MADE.**

City of Clermont
Development Services Department
685 W. Montrose St.
P.O. Box 120219
Clermont, FL. 34712-021 9
(352) 394-4083 Fax: (352) 394-3542

LEGAL NOTICE

Notice is hereby given that the City of Clermont will consider a request for a Conditional Use Permit to allow a church facility in the C-2 General Commercial zoning district, at the following location:

LOCATION

194 Highway 27
Towerview Office Complex
AK 1109949

A complete legal description may be obtained in the Development Services Department located at 685 W. Montrose Street, Clermont, FL 34711.

This request will be considered by the Planning & Zoning Commission on Tuesday, January 3, 2017 at 6:30 P.M.

A public meeting to consider the request will be held before the City Council on Tuesday, January 17, 2017 at 6:30 P.M.

All meetings will be held in City Hall located at 685 West Montrose Street.

All interested parties will be given an opportunity to express their views on this matter.

Please be advised that, under State law, if you should decide to appeal a decision made with respect to this matter, you will need a record of the proceedings, and may need to ensure that a verbatim record is made.

Tracy Ackroyd Howe, MMC
City Clerk

Daily Commercial
December 27, 2016 and January 10, 2017



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, January 17, 2017		
Agenda Item Name		
Resolution No. 2017-02 790 W. Minneola Avenue		
Requested Action		
Recommend approval of Resolution 2017-02.		
Staff Report		
The applicant is requesting a conditional use permit (CUP) to allow a building to occupy more than 3,000 square feet of total floor area at 790 West Minneola Avenue in the Central Business District (CBD). Under Sec. 122-243 of the land development code (LDC), the CBD zoning district allows a variety of uses, but buildings 3,000 square feet or greater require a CUP. The applicant desires to construct a new 7,200-square-foot building for use as a restaurant and brewery. Restaurants and breweries are permitted uses within the CBD zoning district. Currently, 790 West Minneola Avenue is an older, elevated building that will be demolished to make room for the proposed new building. The proposed building will feature an interior overlook into the brewery's lower production area that houses the vats used for beer production. On the outside, the building will feature a large 80' x 20' outdoor patio adjacent to West Minneola Avenue. Additional parking stalls will be added on site. The applicant will be seeking one variance for a reduced landscape buffer around the proposed parking area. The applicant has been through site plan review with staff and multiple items have been addressed up to this point. The applicant and staff believe the project meets the intent of LDC except for the CUP requirement. Therefore, staff recommends approval of this CUP request. <i>At the Planning & Zoning Commission meeting Jan. 3, 2017, Commissioner Cuqui Whitehead moved to recommend approval of the conditional use permit; seconded by Commissioner Herb Smith. The vote was unanimous to recommend approval.</i>		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Resolution CUP RES 2017-02.doc		

2.	Location Map	790 Map.docx
3.	Site plan	Site plan.pdf
4.	Application	CUP application.pdf
5.	Legal ad	790 W Minneola legal ad.docx

**CITY OF CLERMONT
RESOLUTION NO. 2017-02**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR AN ONSITE BREWERY, FOOD SERVICE ESTABLISHMENTS, AND OTHER RETAIL USES TO OCCUPY MORE THAN 3,000 SQUARE FEET OF FLOOR SPACE IN THE CENTRAL BUSINESS DISTRICT.

WHEREAS, the Planning and Zoning Commission of the City of Clermont, Lake County, Florida at a meeting held January 3, 2017 recommended approval of this Conditional Use Permit to allow for an onsite brewery, food service establishments, and other retail uses to occupy more than 3,000 square feet of floor space in the Central Business District; at the following location:

LOCATION:
790 W. Minneola Avenue
AK 1614392

WHEREAS, the granting of this Conditional Use Permit will not adversely affect the officially adopted Comprehensive Plan of the City; such use will not be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity; the proposed use will comply with the regulations and conditions specified in the codes for such use; and the proposed use may be considered desirable at the particular location.

WHEREAS, based on the foregoing, the City Council deems it advisable in the interest of the general welfare of the City of Clermont, Lake County, Florida to grant this Conditional Use Permit.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Clermont, Lake County, Florida that:

This application for a Conditional Use Permit to allow for an onsite brewery, food service establishments, and other retail uses to occupy more than 3,000 square feet of floor space in the Central Business District; be granted subject to the following conditions:

CONDITIONAL USE PERMIT CONDITIONS:

Section 1 - General Conditions

1. The conditions as set forth in this Conditional Use Permit shall be legally binding upon any heirs, assigns and successors in title or interest.
2. No person, firm, corporation or entity shall erect, construct, enlarge, alter, repair, remove, improve, move, convert, or demolish any building or structure, or alter the land in any manner within the boundary of the project without first submitting necessary plans,

CITY OF CLERMONT
RESOLUTION NO. 2017-02

obtaining necessary approvals, and obtaining necessary permits in accordance with the City of Clermont Land Development Regulations and those of other appropriate jurisdictional entities.

3. No business can occupy any portion of the building unless the proposed business has applied for and obtained a Local Business Tax Receipt from the Development Services Department.
4. If any of the stated conditions are violated, the applicant understands and agrees that the City Council may revoke this Conditional Use Permit by resolution.
5. The Conditional Use Permit must be executed and processed through the office of the City Clerk within 90 days of its date of grant by the City Council or the permit shall become null and void.
6. The Applicant shall record in the Public Records of Lake County within 90 days of its date of approval by the City Council, a short-form version of this Conditional Use Permit as provided by the City or a form acceptable to the City, to provide notice to all interested parties, the assigns, successors and heirs of the developer/applicant and all future owners of the above-referenced property that the real property described above is subject to the terms and conditions of the Conditional Use Permit.
7. This permit shall become null and void if substantial construction work has not begun within two (2) years of the date of issuance of this Conditional Use Permit. "Substantial construction work" means the commencement and continuous prosecution of construction of required improvements ultimately finalized at completion.
8. The structure shall be inspected by the Fire Marshall for life safety requirements. All requirements must be met prior to any Certificate of Occupancy being issued.
9. The structure shall be inspected by the City Building Inspector and all building code violations must be corrected prior to a Certificate of Occupancy being issued.
10. Residential uses shall not be permitted.

Section 2 – Land Use

1. Permitted uses shall include a 7,250 square foot building. Other permitted uses in the CBD zoning district are also permitted.

CITY OF CLERMONT
RESOLUTION NO. 2017-02

DONE AND RESOLVED by the City Council of the City of Clermont, Lake County, Florida, this 17th day of January, 2017.

CITY OF CLERMONT

Gail L. Ash, Mayor

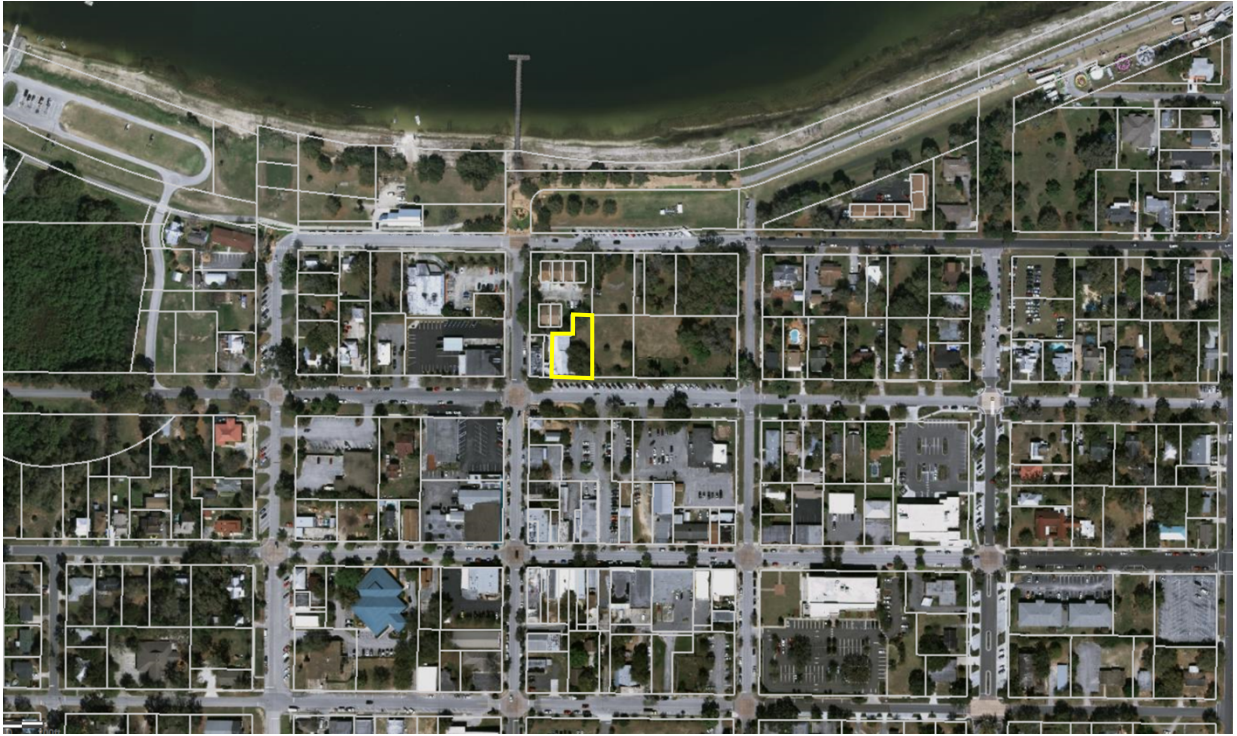
ATTEST:

Tracy Ackroyd Howe, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

790 West Minneola Avenue

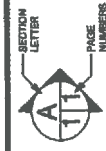




New Custom Home for:
790 WEST BUILDING
790 W. MINNEOLA AVENUE
CLERMONT FL 34711



SCALE: As Noted
DRAWN BY: PAUL FALLMAN
DATE: Monday, November 28, 2016



APPROVED:
CHECKED BY: PAUL FALLMAN

PAGE: **1**
RENDERING

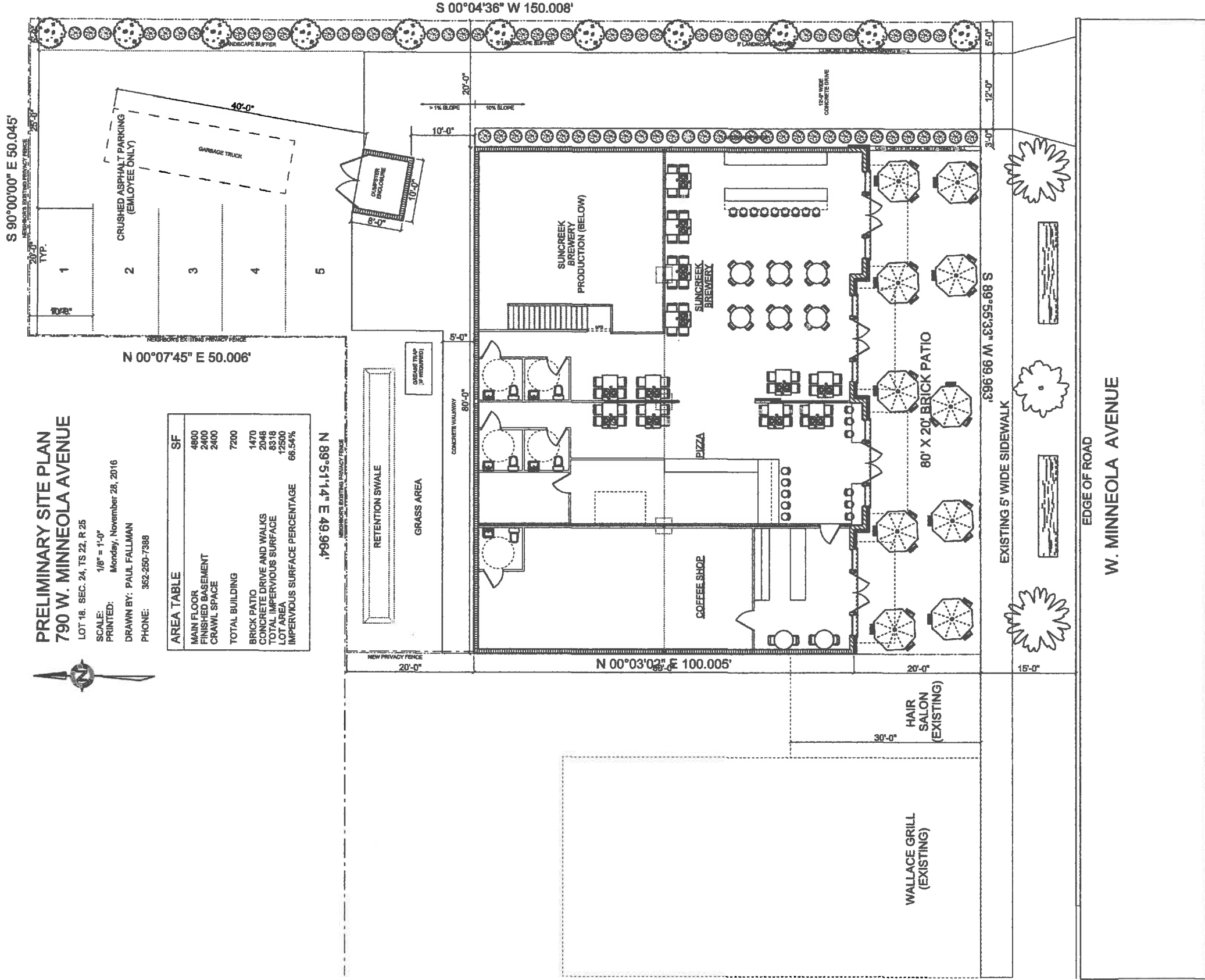


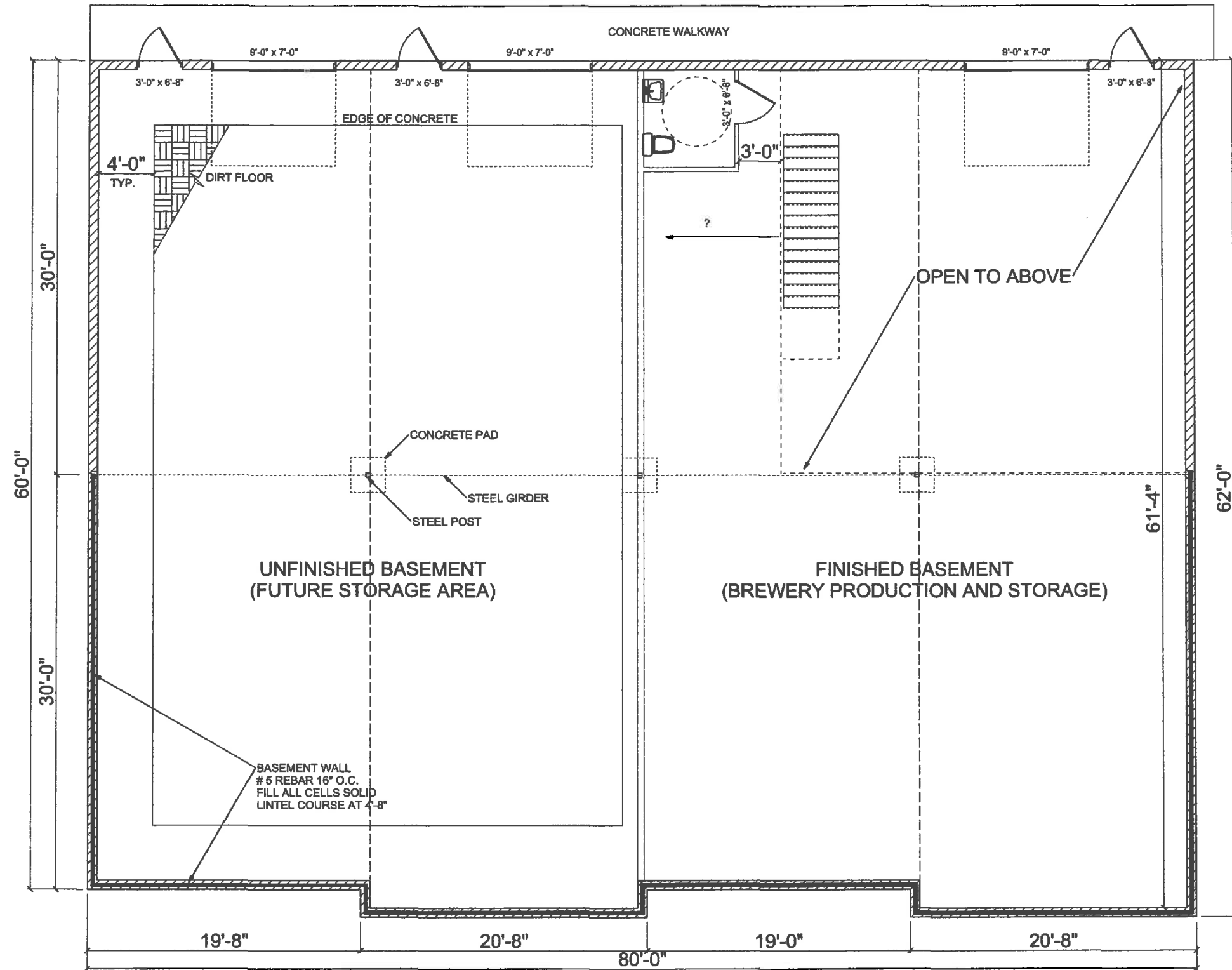
PRELIMINARY SITE PLAN
790 W. MINNEOLA AVENUE

LOT 18, SEC. 24, TS 22, R. 25
SCALE: 1/8" = 1'-0"
PRINTED: Monday, November 28, 2016
DRAWN BY: PAUL FALLMAN
PHONE: 352-250-7388

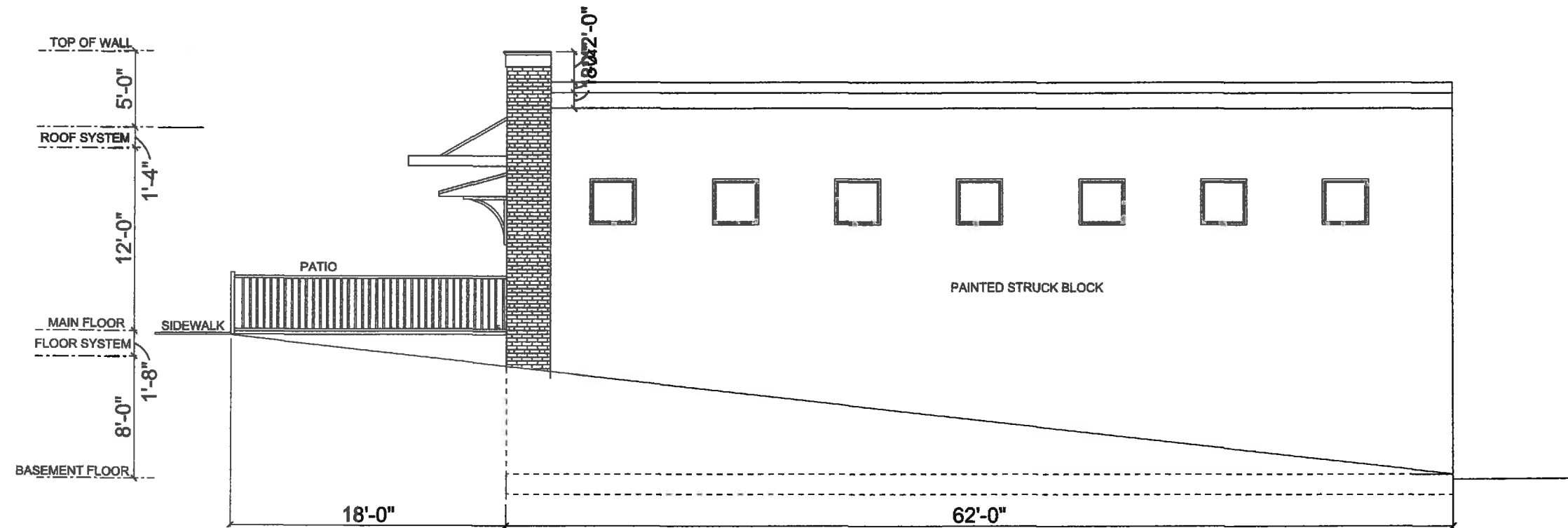
AREA TABLE	SF
MAIN FLOOR	4800
FINISHED BASEMENT	2400
CRAWL SPACE	2400
TOTAL BUILDING	7200
BRICK PATIO	1470
CONCRETE DRIVE AND WALKS	2048
TOTAL IMPERVIOUS SURFACE	8318
LOT AREA	12500
IMPERVIOUS SURFACE PERCENTAGE	66.54%

N 89°51'14" E 49.964'

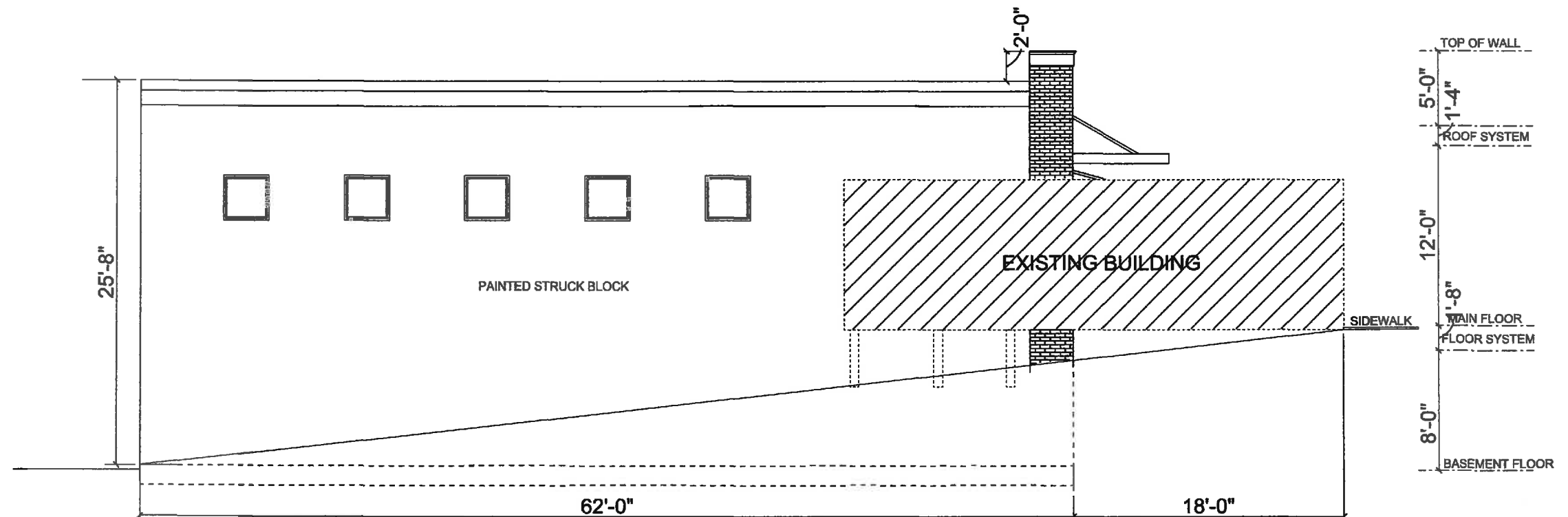




BASEMENT PLAN
SCALE: 1/4" = 1'-0"



RIGHT ELEV
SCALE: 1/4" = 1'-0"



LEFT ELEV
SCALE: 1/4" = 1'-0"



CITY OF CLERMONT
CONDITIONAL USE PERMIT (CUP)
APPLICATION

DATE: Nov 28, 2016

FEE: _____

PROJECT NAME (if applicable): 790 West Minneola

APPLICANT: Paul Fallman

CONTACT PERSON: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____

E-Mail: _____

OWNER: Paul Fallman

Address: PO Box 121746

City: Clermont State: FL Zip: 34712

Phone: 352-394-5555 Fax: _____

Address of Subject Property: 790 West Minneola Avenue

General Location: _____

Legal Description (include copy of survey): CLERMONT LOT 16, S 100 FT
OF LOT 18, BLK 79 PB 8 PG 17 |
ORB 4575 PG 1574

Land Use (City verification required): _____

Zoning (City verification required): _____

CITY OF CLERMONT
CONDITIONAL USE PERMIT (CUP)
APPLICATION
Page 2

LEGAL NOTICE

Notice is hereby given that the City of Clermont will consider a request for a Conditional Use Permit to allow for an onsite brewery, food service establishments, and other retail uses to occupy more than 3,000 square feet of floor space in the Central Business District (CBD).

LOCATION

790 W. Minneola Ave.
Alternate Key 1614392

A complete legal description may be obtained in the Development Services Department located at 685 W. Montrose Street, Clermont, FL 34711.

This request will be considered by the Planning & Zoning Commission on Tuesday, January 3, 2017 at 6:30pm.

A public meeting to consider the request will be held before the City Council on Tuesday, January 17, 2017 at 6:30pm.

All meetings will be held in City Hall located at 685 West Montrose Street.

All interested parties will be given an opportunity to express their views on this matter.

Please be advised that, under State law, if you should decide to appeal a decision made with respect to this matter, you will need a record of the proceedings, and may need to ensure that a verbatim record is made.

Tracy Ackroyd Howe, MMC
City Clerk

Daily Commercial
December 27, 2016 and January 10, 2017



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, January 17, 2017		
Agenda Item Name		
Variance request 790 W. Minneola Ave.		
Requested Action		
Recommend approval of variance request.		
Staff Report		
The applicant is requesting a variance to allow for a reduced parking lot landscape buffer for the proposed building to be located at 790 W. Minneola Avenue. Per the land development code (LDC), parking lots shall have a perimeter landscape buffer with a minimum width of 10 feet. The applicant will be enlarging the footprint of the existing building and will also be providing additional parking in the rear of the lot. In order to provide the additional parking, the applicant will only be able to provide a 5-foot landscape buffer along the eastern property line and no buffer along the northern and western property lines. The northern and western property lines already have an existing privacy fence installed by the adjacent property owner, which provides a barrier between the two parcels. Staff recommends that should the adjacent privacy fence be removed for any reason, the owner of this parcel be required to install a replacement privacy fence in order to maintain the visual barrier/buffer that is already in place. Section 86-174 of the LDC requires a positive finding on eight items in order to grant a variance, and staff believes all eight meet these findings. Therefore, staff recommends approval of the variance request.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Site plan	Site plan.pdf	
2. Application	VAR application.pdf	
3. Review Criteria	Findings of Fact.docx	
4. Legal ad	VAR legal Ad.docx	



New Custom Home for:

790 WEST BUILDING
790 W. MINNEOLA AVENUE
CLERMONT FL 34711

FALLMAN
Design and Construction, Inc.

SCALE: As Noted

DRAWN BY: PAUL FALLMAN

DATE: Monday, November 28, 2016



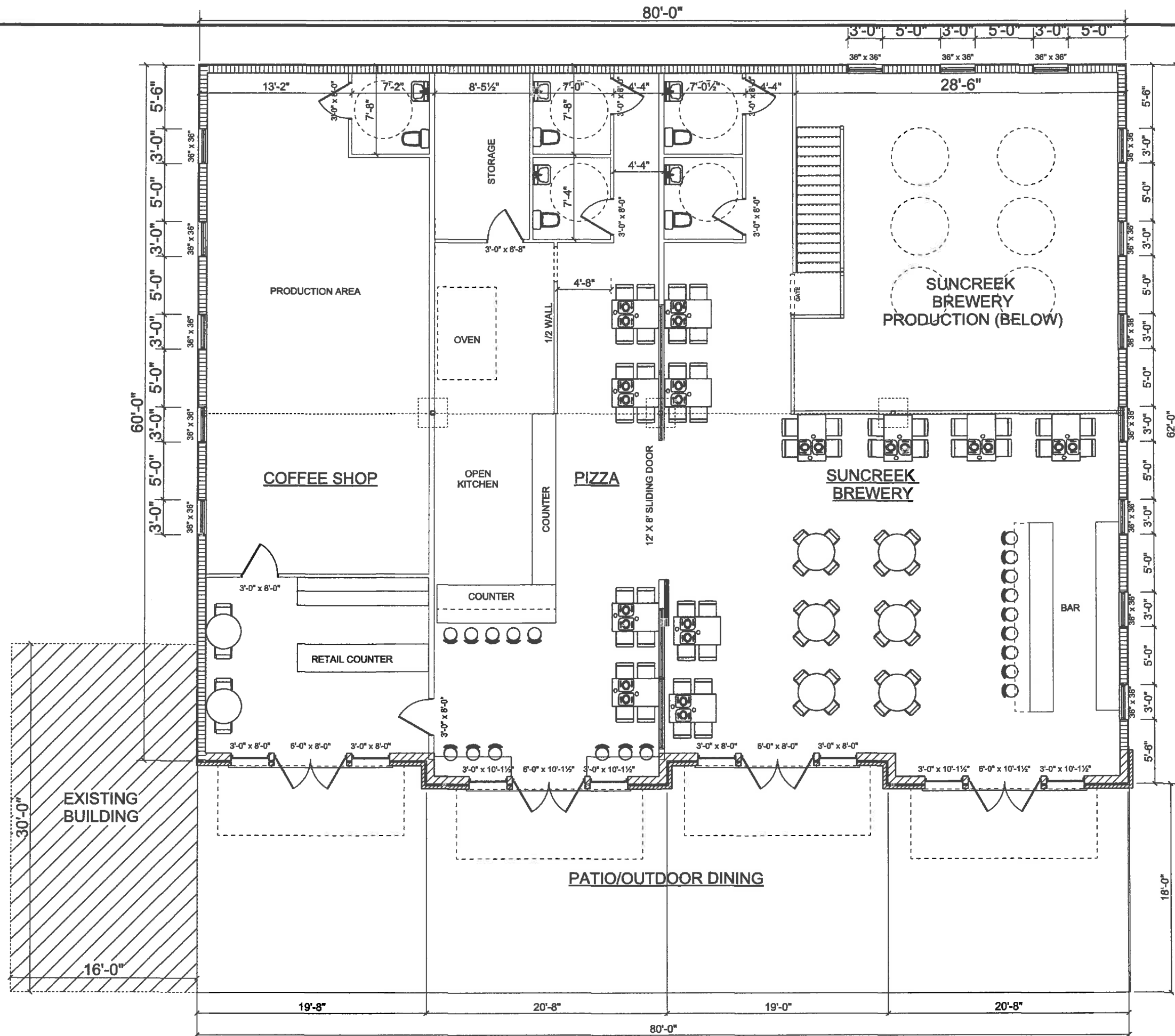
APPROVED:

CHECKED BY:
PAUL FALLMAN

PAGE:

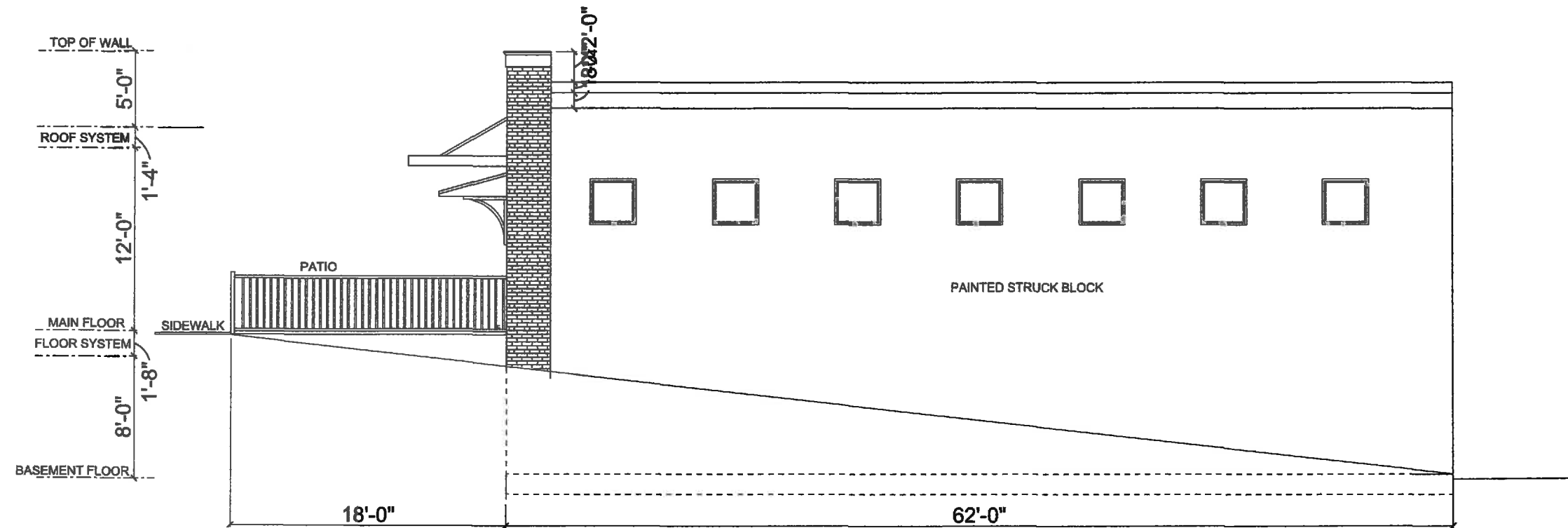
1

RENDERING

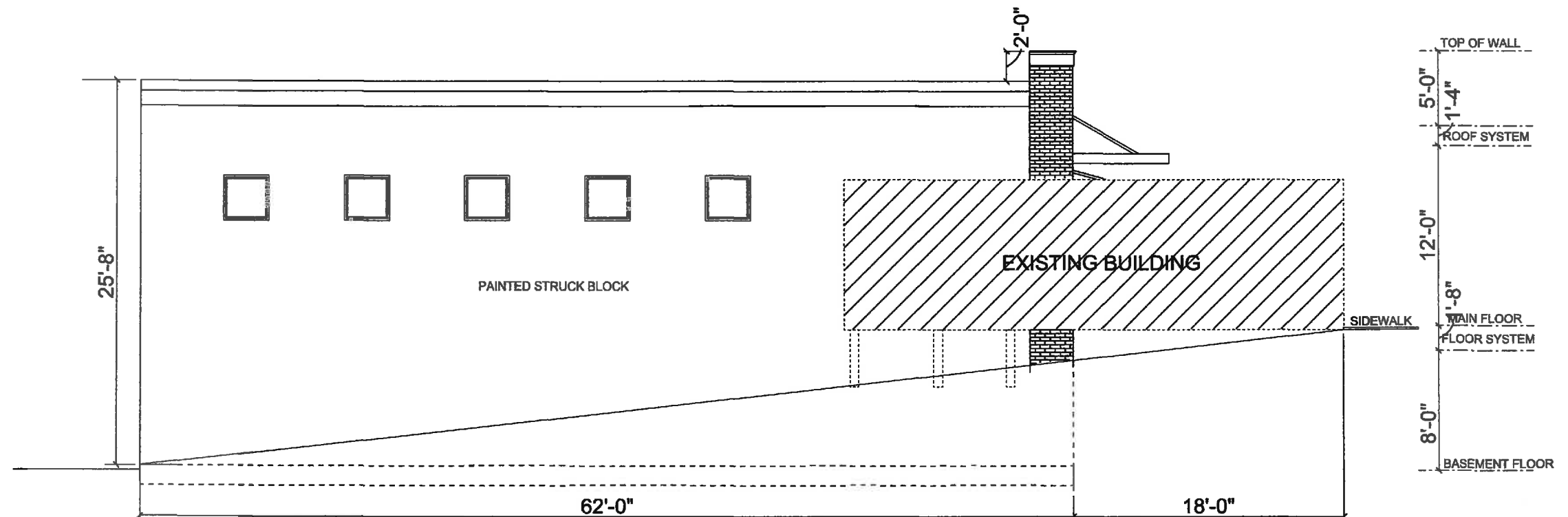


FLOOR PLAN - for Occupant Load
SCALE: 1/4" = 1'-0"





RIGHT ELEV
SCALE: 1/4" = 1'-0"



LEFT ELEV
SCALE: 1/4" = 1'-0"



CITY OF CLERMONT
VARIANCE
Application

DATE: Nov 28, 2016

FEE: \$200.⁰⁰

PROJECT NAME (if applicable): 790 West Minneola

APPLICANT: Paul Fallman

CONTACT PERSON: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____

E-Mail: _____

OWNER: Paul Fallman

Address: PO Box 121746

City: Clermont State: FL Zip: 34712

Phone: 352-394-5555 Fax: _____

Address of Subject Property: 790 West Minneola

General Location: _____

Legal Description (include copy of survey): CLERMONT LOT 16, S 100 FT
OF LOT 18, BLK 79 PB 8 PG 17 |
ORB 4575 PG 1574

Land Use (City verification required): _____

Zoning (City verification required): _____



CITY OF CLERMONT

VARIANCE

Application

Page 2

Answers to the following questions are required to complete this application.

City Zoning Ordinance (Land Development Code Section) from which you are requesting relief:
Landscaping and Parking

What are you proposing to do that would require a variance and why? Build new retail building

How does the Code create a hardship? Landscaping buffer per code would prevent the addition of 5 parking spaces on site.

*** * * * The following justifications must be completed * * * * ***
for any variance requested:

Variance requested – subject and code section: Reduction in landscaping buffer and number of parking spaces

Sec. 86-174. Review criteria and findings.

When reviewing an application for a variance, the City Council shall not vary the requirements of any provision of this land development code unless it makes a positive finding, based on substantial competent evidence, on each of the following:

- (1) Special conditions and circumstances exist which are peculiar to the land, structure or building involved, and which are not applicable to other lands, structures or buildings in the same zoning district;

Existing privacy fence on neighboring town home property will serve as a visual buffer in place of landscaping on the north and west boundaries of the property

- (2) The condition giving rise to the requested variance has not been created by any person presently having an interest in the property;

No



CITY OF CLERMONT

VARIANCE

Application

Page 3

3) Literal interpretation and enforcement of the land development code regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the land development code, and would work unnecessary and undue hardship on the applicant;

Yes

(4) The variance request is not based exclusively upon a desire to reduce the cost of developing the site or otherwise economically founded;

Correct

(5) The variance, if granted, is the minimum variance necessary to make possible the reasonable use of the land, building or structure;

Yes

(6) Granting of the variance request will not confer on the applicant any special privilege that is denied by the land development code to other lands, buildings or structures in the same zoning district;

Correct

(7) The proposed variance will not substantially diminish property value in, or alter the essential character of, the area surrounding the site; and

The project will greatly improve the value of adjacent property



CITY OF CLERMONT
VARIANCE
Application
Page 4

(8) The granting of the variance will be in harmony with the general intent and purpose of this land development code, and will not be injurious to the surrounding properties or detrimental to the public welfare.

Correct

Paul Fallman

Applicant Name (print)



X Paul Fallman

Digitally signed by Paul Fallman
Date: 2016.11.29 09:07:19 -05'00'

Applicant Name (signature)



C Paul and Debra Fallman

Owner Name (print)

X Paul Fallman

Digitally signed by Paul Fallman
Date: 2016.11.29 09:07:42 -05'00'

Owner Name (signature)

*** * * * * NOTICE * * * * ***

IF THIS APPLICATION IS SUBMITTED INCOMPLETE OR INACCURATE, IT WILL BE SUBJECT TO A DELAY IN PROCESSING AND WILL NOT BE SCHEDULED UNTIL SUCH CORRECTIONS ARE MADE. APPLICATION FOR VARIANCE DOES NOT GUARANTEE APPROVAL. THE APPLICANT MUST BE PRESENT AT ANY MEETINGS TO JUSTIFY AND SUPPORT THE REQUEST.

City of Clermont
Development Services Department.
685 W. Montrose St.
P.O. Box 120219
Clermont, FL. 34712-021 9
(352) 394-4083 Fax: (352) 394-3542

Exhibit 2

The requirements for a variance are as follows:

“Sec. 86-174, Review Criteria and Finding. When reviewing an application for a variance, the board of zoning adjustment shall not vary the requirements of any provision of this land development code unless it makes a positive finding, based on substantial competent evidence, on each of the following:”

There are eight items that the applicant is required to respond to. Staff’s comments, based on the eight requirements for a positive finding as they relate to this request, are as follows:

FINDINGS:

- (1) Special conditions and circumstances exist which are peculiar to the land, structure or building involved, and which are not applicable to other lands, structures or buildings in the same zoning district;
Applicant response: Existing privacy fence on neighboring town home property will serve as a visual buffer in place of landscaping on the north and west boundaries of the property.

Staff comments: This building was constructed into the slope of the topography on the lot. A parking lot was not considered as a requirement when the building was constructed.

Positive finding

- (2) The condition giving rise to the requested variance has not been created by any person presently having an interest in the property;
Applicant response: No.

Staff comments: The current owner did not create this site that does not have any parking on site. They are attempting to correct a situation for the better by offering off-street parking.

Positive finding

- (3) Literal interpretation and enforcement of the land development code regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the land development code, and would work unnecessary and undue hardship on the applicant;
Applicant response: Yes

Staff comments: Other nearby parking lots have been granted the same permission to use grass parking.

Positive finding

- (4) The variance request is not based exclusively upon a desire to reduce the cost of developing the site or otherwise economically founded;
Applicant response: Correct

Staff comments: No evidence of decreased costs due to the variance request.

Positive finding

- (5) The variance, if granted, is the minimum variance necessary to make possible the reasonable use of the land, building or structure;
Applicant response: Yes

Staff comments: The applicant’s request for the variance seems to be the minimum variance necessary to make reasonable use of the land.

Positive finding

- (6) Granting of the variance request will not confer on the applicant any special privilege that is denied by the land development code to other lands, buildings or structures in the same zoning district;

Applicant response: *Correct*

Staff comments: *The City Council has granted similar variance requests in the past for nearby parcels.*

Positive finding

- (7) The proposed variance will not substantially diminish property value in, or alter the essential character of the area surrounding the site; and

Applicant response: *The project will greatly improve the value of adjacent property.*

Staff comments: *The proposed variance does not seem to substantially diminish property values or alter the essential character of the area. The proposed development fits the character of the surrounding community and is compatible with the adjacent uses.*

Positive finding

- (8) The granting of the variance will be in harmony with the general intent and purpose of this land development code, and will not be injurious to the surrounding properties or detrimental to the public welfare.

Applicant response: *Correct.*

Staff comments: *Staff feels that the proposed project will be in harmony with the general intent and purpose of the land development code.*

Positive finding

STAFF RECOMMENDATION:

Section 86-174 of the LDC requires a positive finding on eight items in order to grant a variance, and staff believes all eight meet these findings. Therefore, staff recommends **approval** of the variance requests by the applicant to the Clermont Land Development Code.

LEGAL NOTICE

Notice is hereby given that the City Council of the City of Clermont will consider a request for the following variance: (1) to allow for a landscape buffer width of zero feet rather than the minimum of 10 feet as required by Section 118-37 of the Land Development Code at the following location:

LOCATION:

790 W. Minneola Avenue
(Alt. Key 1614392)

A complete legal description may be obtained in the Development Services Department located at 685 West Montrose Street, Clermont, FL 34711.

This request will be heard by the City Council at a public hearing to be held on Tuesday, January 17, 2017 at 6:30 P.M. in the Clermont City Hall located at 685 West Montrose Street.

All interested parties will be given an opportunity to express their views on this matter.

Please be advised that, under State law, if you should decide to appeal a decision made with respect to this matter, you will need a record of the proceedings, and may need to ensure that a verbatim record is made.

Tracy Ackroyd Howe, MMC
City Clerk

Daily Commercial
January 10, 2017



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, January 17, 2017		
Agenda Item Name		
Ordinance No. 2017-06 <i>Right of Way Closing</i> <i>Table Final Hearing to February 14, 2017</i>		
Requested Action		
Recommend to table final hearing to February 14, 2017.		
Staff Report		
The described right-of-way is part of a proposed development that encompasses for the North and South properties adjacent to East Desoto at US 27. The owner is preparing site plans for development, and the existing right-of-way is located in the middle of the Northern portion of the proposed development. This portion of East Desoto Street will no longer serve any purpose for access of homes or US 27 and is an area of complaints and continued upkeep for the City of Clermont. There are no improvements in this area that would require an easement from the City.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Ad 2017-06 Desoto Closure ad.docx		

LEGAL NOTICE

The City Council of the City of Clermont will consider the enactment of the following proposed Ordinance at the Special Council meeting to be held Tuesday, January 17, 2017 at 6:30 P.M. at City Hall located at 685 West Montrose Street. All interested parties will be given an opportunity to express their views on this matter.

ORDINANCE NO. 2017-06

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, CLOSING AND PERMANENTLY ABANDONING THE 60 FOOT RIGHT-OF-WAY EASEMENT FOR EAST DESOTO STREET LYING WEST OF U.S. HIGHWAY 27 AND NORTH OF LOT 50A AS RECORDED IN THE PLAT OF LAKE HIGHLAND CO. 19-22-26 PLAT BOOK 2 PAGE 38 PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH, PROVIDING FOR SEVERABILITY, PUBLICATION, RECORDING, AND FOR AN EFFECTIVE DATE.

This ordinance is available for public inspection in the City Clerk's Office, 685 W. Montrose Street, Clermont, Florida, Monday through Friday between the hours of 8:00 a.m. and 5:00 p.m.

Please be advised that, under State law, if you should decide to appeal a decision made with respect to this matter, you will need a record of the proceedings, and may need to ensure that a verbatim record is made.

Tracy Ackroyd Howe, MMC
City Clerk

Daily Commercial
January 3, 2017